



Staff Report

To: Planning Advisory Board

From: Jeff Arango, AICP – Director of Community Planning

Date: March 1, 2013

Shoreline Master Program Update – Public Hearing

Softening of Seawall Park

The PAB expressed some concern at the last meeting that measures to soften seawall park may negatively impact Seawall Park's current use as public space. The very general language in the Cumulative Impacts Assessment (CIA) is not intended to predetermine the measures to be employed in the future reconstruction of seawall park. Measures to soften the seawall may include minor enhancements such as replanting native vegetation along Seawall Park that would not impact the use of the public space. The inevitable replacement of the seawall will likely require an Environmental Impact Statement that will include the consideration of alternatives. In addition, state law mandates the conditions under which structural modifications to the shoreline can be utilized that will also govern any future decision.

In order to address the PAB's concern additional language listed below has been added to the CIA to highlight the importance of Seawall Park as a public space that should be considered as part of any redevelopment efforts.

The Langley seawall and Seawall Park are important community and public access features in the City. When planning for repair or reconstruction of the seawall, the city should explore options to soften portions of the seawall or integrate habitat enhancement measures. The City should revegetate the area above the seawall with native vegetation, when possible. Redevelopment of the marina could be an opportunity to enhance shoreline riparian vegetation.

Add Swimmer as a user group

Staff will add swimmers as a user group of the shoreline prior to adoption, but has not yet incorporated this language into the current draft.

Ghost Shrimp

Staff will add language regarding support for conserving ghost shrimp as a primary food source for marina mammals.

Recommendation

Staff recommends the PAB advance the SMP to the city council for adoption.

Comprehensive Plan Amendments

Shoreline Element

The Shoreline Element has been revised to incorporate the SMP by reference. Staff has confirmed this approach with Department of Ecology Staff.

Transportation Element

The transportation element has been revised to incorporate the circulation plan map and a summary of projects identified on the circulation plan.

Capital Facilities Element

The capital facilities element has been revised to incorporate by reference the six year and twenty year capital improvement program along with other amendments to streamline the element and improve readability. An update inventory of capital facilities is also provide along with six graphic illustrations of key capital improvement projects.

Recommendation

Staff recommends the PAB hold a public hearing on the Comprehensive Plan updates on April 3, 2013.