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CUMULATIVE IMPACTS ANALYSIS ADDENDUM

Shoreline Master Program Periodic Update

KENMORE, WASHINGTON

May 2019

Shannon & Wilson No: 21-1-30128-008

SHANNON & WILSON

Submitted To: City of Kenmore
18120 68th Avenue NE
Kenmore, WA 98028
Attn: Ms. Lauri Anderson

Subject: CUMULATIVE IMPACTS ANALYSIS ADDENDUM, SHORELINE MASTER PROGRAM PERIODIC UPDATE, KENMORE, WASHINGTON

Shannon & Wilson prepared this Cumulative Impacts Analysis Addendum and participated in this project as a consultant to the City of Kenmore. Our scope of services was specified in Contract Number 18-C1580 with the City of Kenmore dated April 2018. This report provides an analysis of effects of changes made to the Shoreline Master Program since the comprehensive update completed in 2012, and was prepared by the undersigned.

We appreciate the opportunity to be of service to you on this project. If you have questions concerning this report, or we may be of further service, please contact me at ajs@shanwil.com or (206) 695-6685.

Sincerely,

SHANNON & WILSON, INC.

Amy Summe

Amy Summe
Senior Biologist/Permitting Specialist

AJS:KLW/ajs

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1 INTRODUCTION

Shannon & Wilson was contracted by the City of Kenmore (City) to support an update of its Shoreline Master Program (SMP) and its critical areas regulations. The City completed a major update of its SMP in 2012, which included a review of critical areas regulations in shoreline jurisdiction and a comprehensive update of its critical areas regulations in 2006. The City has completed a minor, "periodic" update of its SMP as required by the Washington State Department of Ecology (Ecology). The City's SMP goals and policies are a sub-element of the City's Comprehensive Plan, and the regulations are found in Kenmore Municipal Code (KMC) Title 16, Division I (Shoreline Management). In tandem with the SMP update, the City has updated its critical area (Chapter 18.55 KMC) and flood damage prevention (KMC Title 16, Division II) rules. Because the SMP adopts many of the City's critical areas regulations by reference, any changes to those regulations must also be approved as part of the periodic SMP update.

To support this update of the SMP and critical areas regulations, Shannon & Wilson, Confluence Environmental Company, and BERK completed a "gap analysis" in August 2018 to identify issues that should be addressed to ensure compliance with current best available science and State standards. Over the course of 16 meetings between June 2018 and May 2019, the Planning Commission reviewed, discussed, and provided input on the gap analysis and proposed changes to the SMP and critical areas regulations.

As part of the 2012 comprehensive SMP update, a comprehensive Cumulative Impacts Analysis was prepared (ESA Adolfson, 2009). This document supplements the 2009 study and assesses the cumulative effects on shoreline ecological functions and other policy goals of the Shoreline Management Act of the proposed policy and code changes.

2 MAJOR CHANGES

2.1 Environment Designations

The existing SMP includes five environment designations: Aquatic, Downtown Waterfront, Shoreline Residential, Urban Conservancy, and Natural. The upland environment designations are distributed as shown in Exhibit 2-1.

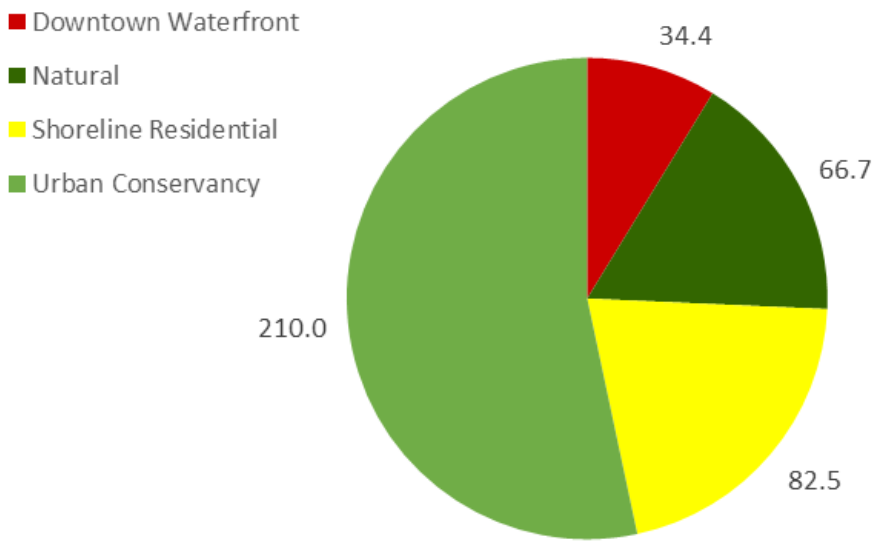


Exhibit 2-1: Distribution of Current Upland Environment Designations

(BERK, 2019)

During review of the existing SMP and development of updated policies and regulations, the following shoreline areas received additional scrutiny regarding consistency of the existing or planned land use and ecological functions with the assigned environment designation.

- Wildcliffe Shores Native Growth Protection Area
- Single-family residential area at east end of Sammamish River, south shore
- Single-family residential area on Lake Washington at Inglewood Country Club
- Squire's Landing Park
- Urban Conservancy-designated area abutting Swamp Creek and State Route 522.

Each of these areas generated an environment designation change and creation of a new environment designation (Swamp Creek Commercial) as described below in Sections 2.1.1 through 2.1.3, with the distribution shown in Exhibit 2-2. Other minor changes to the shoreline environment jurisdiction and designations were made to reflect (a) improved understanding of jurisdictional boundaries, such as the extent of associated wetlands and the latest mapping of floodways and floodplains; (b) improved information about current or planned conditions such as with residential properties and municipal parks; and (c) other non-substantive corrections of mapping errors. The original and proposed environment designation acres are included in the table below; the final proposed designation map is included as Figure 1.

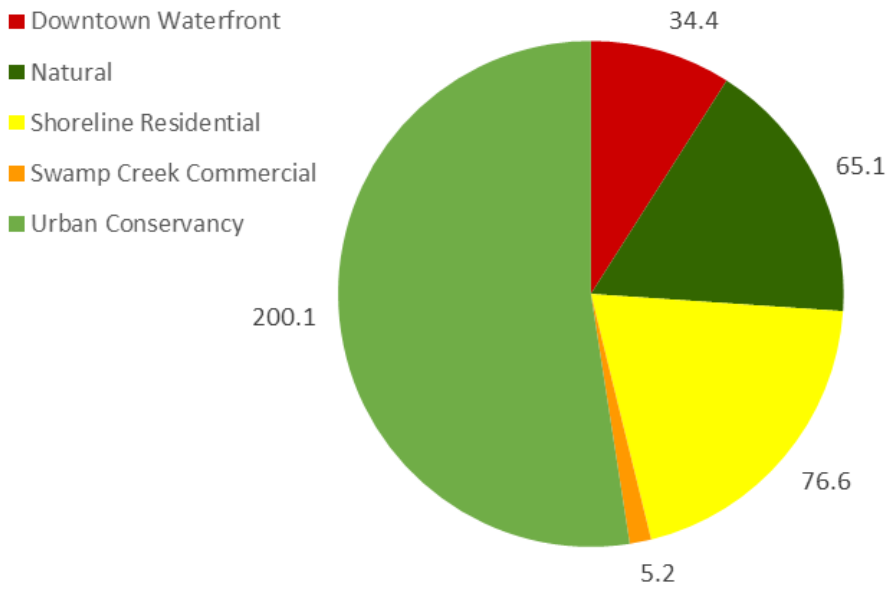


Exhibit 2-2: Distribution of Proposed Upland Environment Designations

(BERK, 2019)

2.1.1 Swamp Creek Commercial

The reconfiguration of the shoreline use matrix in KMC 16.50.030 to utilize the same land use designations that have been defined and regulated through the City's zoning code revealed an incompatibility in the assignment of an Urban Conservancy designation to a large expanse of paved urban development at the junction of Swamp Creek and State Route 522 (Exhibit 2-3, portion of the green polygon on image to the left). This area currently has an Urban Conservancy zoning designation, and is occupied by a number of non-water-oriented commercial uses. To reduce the conflict between the uses typically prohibited in Urban Conservancy, but which are already ongoing and planning to continue, this area was assigned to a new designation titled Swamp Creek Commercial (Exhibit 2-3, orange polygons on image to the right).

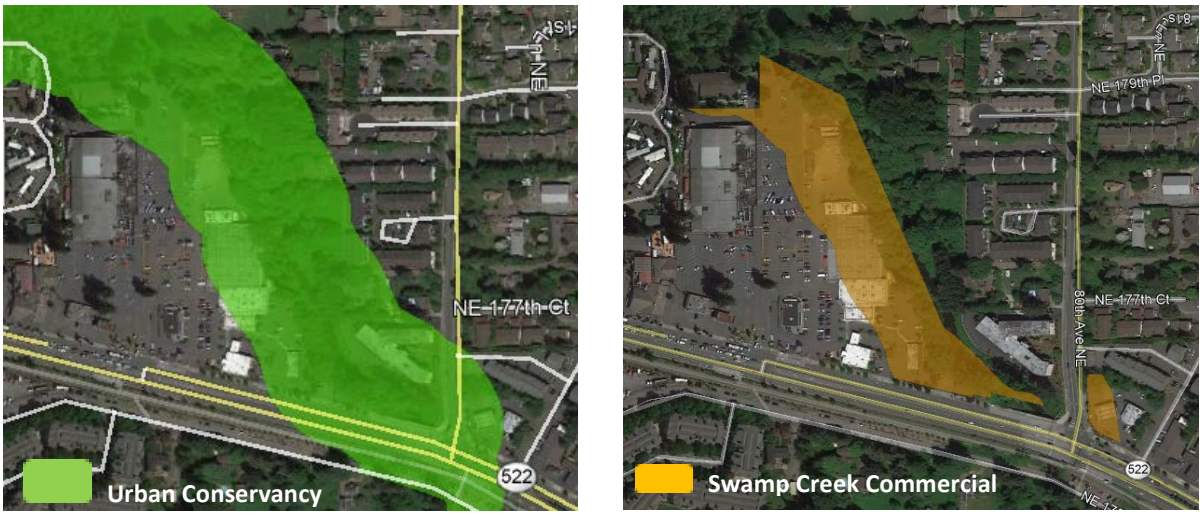


Exhibit 2-3: Existing and proposed environment designations in the commercially developed area along Swamp Creek (image source: Google Earth, designation mapping: BERK, 2019)

The purpose and designation criteria for this new designation were modeled after the High Intensity environment designation language included in Washington Administrative Code 173-26-211(5)(d), with adaptations to fit the existing and planned use (Exhibit 2-4). A key difference in the model High Intensity and proposed Swamp Commercial designation language, however, is the exclusion of any requirement for water-oriented uses. The nature of Swamp Creek and its riparian corridor precludes any water-dependent or water-related uses; opportunities for water-enjoyment uses are also limited in this area. Non-water-oriented uses are allowed, but required to provide public access and ecological improvements.

Exhibit 2-4: Justification for Conversion of Urban Conservancy Environment to Swamp Creek Commercial Environment

Environment Designation Purpose and Criteria	Consistency Analysis
Purpose	
The purpose of the Swamp Creek Commercial Environment is to recognize existing and planned high-intensity commercial and residential uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.	The area proposed for re-designation as Swamp Creek Commercial is currently developed with a variety of commercial businesses and extensive paved parking areas. There is a narrow band of riparian and wetland vegetation between Swamp Creek and the improved areas.
Designation Criteria	
A. The shoreline currently supports high-intensity commercial or high-density residential uses, and is designated in the Comprehensive Plan and zoned to remain high intensity, and	The proposed Swamp Creek Commercial designated area is zoned and planned for R-18 (parcel occupied by King County Housing Authority) and Urban Corridor (parcels occupied by Kenmore Square commercial complex and a gas station).
B. The shoreline does not meet the requirement for Urban Conservancy Environment or Shoreline Residential Environment designations.	The area proposed for Swamp Creek Commercial designation is not developed or planned for single- or multi-family residential development, and is thus not appropriate for Shoreline Residential designation. The proposed re-designated area also has limited existing ecological function remaining and little potential for restoration. These areas are also not suitable for any water-related uses, and opportunities for water-enjoyment uses are limited. Thus, the area is not appropriate for an Urban Conservancy designation.

2.1.2 Shoreline Residential

There were several areas where parcels containing existing single-family residential development had been misattributed to Urban Conservancy. The most significant of these (approximately 3.4 acres, Exhibit 2-5) abuts the south bank of the Sammamish River at the east end of the City, as well as a residential area near the Inglewood Golf Course on Lake Washington (approximately 0.7 acre, Exhibit 2-6). Other slivers of land that shifted from Urban Conservancy to Shoreline Residential are separated from the shoreline edge by intervening parcels appropriately designated as Shoreline Residential or Urban Conservancy.

The criteria for the Shoreline Residential designation are the most straight-forward, requiring only that the area be "…predominantly developed with single-family or multifamily residential uses or are planned and platted for residential development, and the shoreline areas do not meet the criteria for other designations." All of the converted areas are in existing single-family development, and are zoned for residential development.

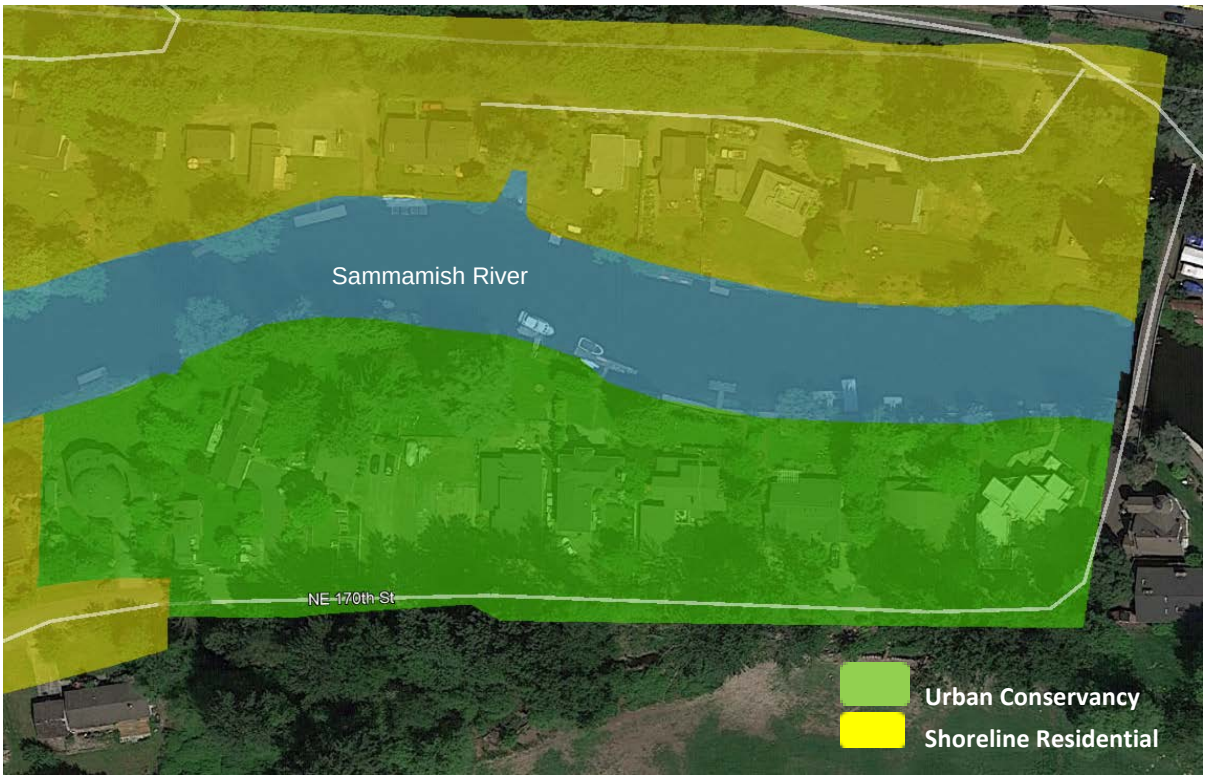


Exhibit 2-5: Existing single-family residential development area currently designated Urban Conservancy (green polygon) and proposed for conversion to Shoreline Residential designation (image source: Google Earth, designation mapping: BERK, 2019)

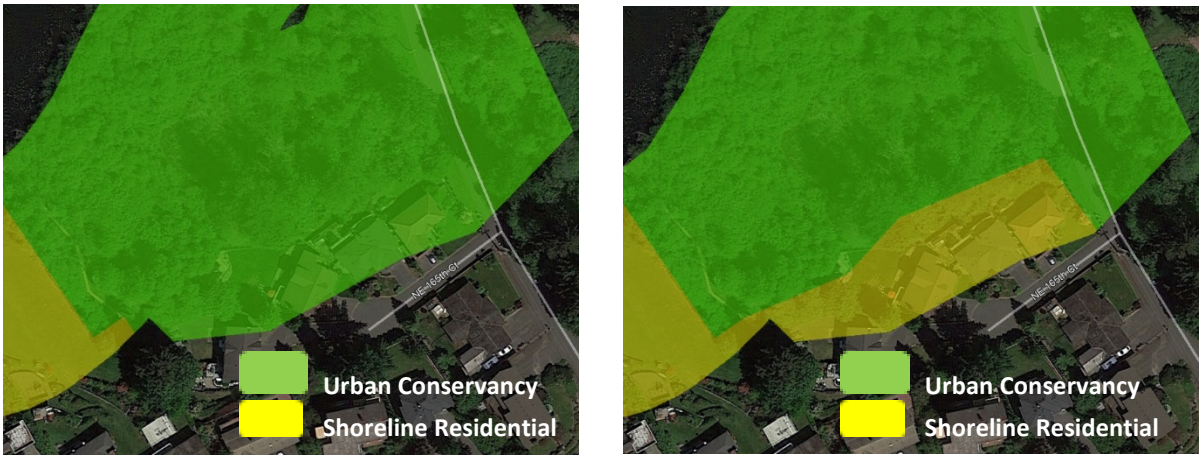


Exhibit 2-6: Existing single-family residential development area currently designated Urban Conservancy (potion of green polygon on left) and proposed for conversion to Shoreline Residential Designation (yellow polygon on right) (image source: Google Earth, designation m apping: BERK, 2019)

2.1.3 Urban Conservancy

Adjacent to the Swamp Creek/Sammamish River shoreline, a little more than 2 acres of Natural environment designation was converted to Urban Conservancy in Squire's Landing

Park, and the shoreline jurisdiction extent was updated to recognize recent wetland delineations (Exhibit 2-7).

Exhibit 2-7: Squire's Landing Park current designation of Natural (portion of dark green polygon left) to Urban Conservancy (bright green polygon right) (image source: Google Earth, designation mapping: BERK, 2019)

As outlined in Exhibit 2-8 below, the proposed converted area meets the purpose and criteria for the Urban Conservancy designation.

Exhibit 2-8: Justification for Conversion of Natural Environment to Urban Conservancy Environment in Squire's Landing Park

Environment Designation Purpose and Criteria	Consistency Analysis
Purpose	
An Urban Conservancy Environment designation is assigned to shoreline areas appropriate and planned for development that is compatible with maintaining or restoring ecological functions. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.	The City has been in the process of developing and planning implementation of a master plan for Squire's Landing Park since 2010. The 2010 draft master plan for the park is included in the City's Park, Recreation and Open Space Plan, adopted in 2013 after a robust public participation process. Additional concept development occurred in 2015, followed by pursuit and acquisition of grant funding. Within shoreline jurisdiction, the planned park improvements are a mix of habitat restoration and preservation, passive recreation, and other modifications to support waterfront access and enjoyment.
Designation Criteria	
A. The shoreline is suitable for water-related or water-enjoyment uses;	The shoreline area within the proposed re-designated area includes a man-made lagoon already utilized for boating programs. The planned improvements would increase opportunities and ease of boating-related water-dependent and water-related uses, along with trails and other improvements to support water-enjoyment use.
B. The shoreline includes open space, floodplain or other sensitive areas that should not be more intensively developed;	The proposed Squire's Landing Park plans include recognition and preservation/enhancement of existing wetlands and riparian habitat. More intense park-related improvements are planned outside shoreline jurisdiction and wetlands where possible.

Environment Designation Purpose and Criteria	Consistency Analysis
C. The shoreline has been altered but retains important ecological functions;	The proposed re-designated area has been altered with the creation years ago of the boat basin and associated improvements, and with the introduction of some trails. The area still retains important riparian habitat and wetland areas that support fish and wildlife habitat on the adjacent Swamp Creek and Sammamish River.
D. The shoreline has potential for ecological restoration or is a restoration priority; or	The proposed re-designated area has extensive opportunity for a variety of enhancement and restoration actions, many of which are integrated into the master plan and concepts.
E. The shoreline has potential for development that is compatible with ecological restoration.	The draft master plan and more recent park concepts include a mix of water-oriented recreation-related development and restoration actions.

Along the south shore of the Sammamish River shoreline is a critical areas tract currently designated Shoreline Residential associated with the Wildcliffe Shores residential development. The approximately 9.4-acre tract is a dedicated native growth protection area containing wetlands and riparian habitat, and is proposed for re-designation as Urban Conservancy (Exhibit 2-9).

Exhibit 2-9: Wildcliffe Shores Association Native Growth Potential Area current designation of Shoreline Residnetial (yellow polygon left) to Urban Conservancy (green polygon right) (image source: Google Earth, designation mapping: BERK, 2019)

As outlined in Exhibit 2-10 below, the proposed converted area meets the purpose and criteria for the Urban Conservancy designation.

Exhibit 2-10: Justification for Conversion of Shoreline Residential Environment to Urban Conservancy Environment in Wildcliffe Shores Association Native Growth Protection Area

Environment Designation Purpose and Criteria	Consistency Analysis
Purpose	
An Urban Conservancy Environment designation is assigned to shoreline areas appropriate and planned for development that is compatible with maintaining or restoring ecological functions. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.	The proposed re-designated area is preserved in a critical areas tract with limited allowances for further modification. The homeowners have access to trails and other recreation opportunities within the tract.
Designation Criteria	
A. The shoreline is suitable for water-related or water-enjoyment uses;	The area currently includes trails that allow for water-enjoyment use of the tract, with views of the Sammamish River.
B. The shoreline includes open space, floodplain or other sensitive areas that should not be more intensively developed;	The area has mapped wetlands and is a designated seismic hazard area.
C. The shoreline has been altered but retains important ecological functions;	The proposed re-designated area has been modified with trails and a tennis court, but still retains extensive wetland and riparian vegetation areas that support habitat and provide water quality benefits.
D. The shoreline has potential for ecological restoration or is a restoration priority; or	The tract has some significant invasive species issues (reed canarygrass and Himalayan blackberry) that could benefit from restoration.
E. The shoreline has potential for development that is compatible with ecological restoration.	The area has some potential for additional water-enjoyment or water-related development that could be paired with restoration activities.

2.2 Shoreline Buffer Widths

2.2.1 Background

The existing SMP includes designation- and use-specific buffers for Lake Washington (KMC 16.65.020.A), but references the critical areas regulations (KMC 16.65.020.A) for other shoreline waters. The critical areas code applied a one-size-fits-all critical area buffer of 150 feet on the Sammamish River and Swamp Creek. Chapter 11 (Vegetation Conservation, Buffers and Setbacks) of Ecology's Shoreline Master Program Handbook includes the following statements about the importance of crafting tailored buffers:

> "The buffers and setbacks for marine and freshwater shorelines should be tailored to local conditions including existing shoreline functions and existing and planned land use and public access. Buffers and setbacks likely will vary within a local government's boundaries to reflect different shoreline conditions and functions… Some cities with highly developed shorelines have established buffers or setbacks

> that reflect local conditions, require mitigation for redevelopment, and offer incentives as an opportunity for shoreline improvements… Small-lot residential development in highly developed areas provides some ecological functions. Buffers or setbacks with vegetation conservation requirements of roughly 30 to 60 feet may be appropriate. If these areas include critical areas, larger buffers likely will be needed… In most cases, a "one-size" buffer applied throughout shoreline jurisdiction will not reflect shoreline ecological functions and local shoreline conditions. Shoreline conditions and ecological functions likely vary enough for most shorelines within local government boundaries that more than one buffer or setback with vegetation conservation will be needed to protect ecological functions."

Accordingly, opportunities to craft buffers based on unique local conditions were reviewed on the Sammamish River and Swamp Creek. In addition, the categories of uses which formed one of the bases for Lake Washington's tailored buffer were revisited. The use breakdown was simplified and more clearly linked to shoreline management priorities: public access, environmental protection, and water-oriented uses.

2.2.2 Proposal

Rather than have shoreline buffers located in two sets of codes (SMP for Lake Washington and critical areas regulations for the Sammamish River and Swamp Creek), the current proposal includes all shoreline buffer dimensions in the SMP (KMC 16.65.020) and provides a reference to the SMP for Type S (shoreline) buffers in KMC 18.55.400.F. General provisions that apply to both shoreline and non-shoreline buffers are within Chapter 18.55 KMC, with only shoreline-specific buffer provisions provided in the SMP.

In place of the 150-foot buffer on the Sammamish River and Swamp Creek, the buffers shown below in Exhibit 2-11 were developed and incorporated into the SMP. The current 15-foot building setback measured from the buffer is also retained in these updated buffer regulations, with an allowance to reduce that setback to 5 feet if the buffer is enhanced. In most circumstances, each environment designation received a different standard buffer for each category of use based on existing conditions and/or the desire to support water-oriented uses and to a lesser degree non-water-oriented parks and outdoor recreation facilities. On the Sammamish River and Swamp Creek, a protective 150-foot buffer was retained for all uses in the Natural environment designation and for residential and non-water-oriented uses in the Urban Conservancy environment. Other water-oriented and parks uses in the Urban Conservancy environment would have a 100-foot buffer.

Exhibit 2-11: Proposed Shoreline Buffers on the Sammamish River and Swamp Creek

ENVIRONMENT DESIGNATION	DOWNTOWN WATERFRONT	SWAMP CREEK COMMERCIAL	SHORELINE RESIDENTIAL	URBAN CONSERVANCY	NATURAL
Category of Use	Shoreline Buffers from OHWM on the Sammamish River				
Residential development	75 ft	NA	Reach: B1 - 150 ft B2 - 100 ft B3 - (see note) B4 – 15 ft	150 ft	150 ft
Water-oriented parks and outdoor recreational facilities	50 ft (3)	NA	50 ft (3)	100 ft (3)	150 ft (3)
Non-water-oriented parks and outdoor recreational facilities	100 ft	NA	75 ft	100 ft	150 ft
Other water-oriented uses	75 ft	NA	50 ft	100 ft	150 ft
All other non-water-oriented uses	100 ft	NA	150 ft	150 ft	150 ft
Category of Use	Shoreline Buffers from OHWM on Swamp Creek				
Residential development[1]	NA	60 ft	50 ft	150 ft	150 ft
Water-oriented parks and outdoor recreational facilities	NA	50 ft (3)	50 ft (3)	100 ft (3)	150 ft (3)
Non-water-oriented parks and outdoor recreational facilities	NA	60 ft	75 ft	100 ft	150 ft
Other water-oriented uses	NA	50 ft	50 ft	100 ft	150 ft
All other non-water-oriented uses	NA	60 ft	150 ft	150 ft	150 ft

NOTES:

1 On lots with an average depth of less than 100 feet measured upland from the ordinary high water mark, the buffer shall be 25 feet. On lots with an average depth of greater than 100 feet measured upland from the ordinary high water mark, the buffer shall be the lesser of 50 feet or 30 percent of the average lot depth.

ft = feet; NA = not applicable; OHWM = ordinary high water mark

2.2.2.1 Sammamish River

The Shoreline Residential environment on the Sammamish River contains a wide variety of existing conditions (e.g., proximity of the home to the water's edge, presence of functional riparian vegetation, etc.). For this reason, the Shoreline Residential environment on the

Sammamish River was further divided into four reaches to support area-specific buffer development (Exhibit 2-12).

Exhibit 2-11: Proposed Shoreline Reaches on the Sammamish River (image source: Google Earth, designation mapping: BERK, 2019)

- Reach B1 (approximately 1/3 mile total length) has residential structures set back from the river on average 150 feet or more, very deep lots, and most of the parcels have at least a 50-foot width of functioning riparian vegetation. This reach has a proposed buffer remaining at 150 feet.
- Reach B2 (approximately 1/4 mile total length) has residential structures set back from the river on average 100 feet or more and generally has very limited to no functioning riparian vegetation. The river's edge is typically armored with extensive over-water structures and lawn and other landscaping comprising the buffer vegetation. This reach has a proposed buffer of 100 feet.
- Reach B3 (approximately 1 mile total length) is the most highly developed and urban in character, with shallow lots, residences close to the river, extensive shoreline armoring and overwater structures, and primarily lawn to the water's edge. Depending on whether the lot is deeper or shallower than 100 feet, the buffer would be the lesser of 50 feet or 30 percent of the average lot depth or 25 feet, respectively. Reach B3 has the only identified undeveloped lot in the Shoreline Residential environment on the Sammamish River. From aerial photos, it appears that the lot is mostly vegetated with weeds and Himalayan blackberry, with some larger shrubby vegetation closer to the water's edge. The homes on either side of the lot are each set back approximately 50 feet from the river. A building permit was issued for a single-family home about one year ago subject to the current SMP. The home was approved with a 112-foot buffer using the buffer reduction with enhancement option, placing it more than twice the distance from the shoreline as the adjacent homes.
- Finally, Reach B4 is an area occupied by condominiums and mobile home parks. Existing residential dwellings are generally between 10 and 20 feet from the water's

edge, with the space between the water and the unit mostly occupied by lawn, other landscaping, water access-related structures. The proposed buffer width is 15 feet for the existing land use, but there's a provision that a 75-foot standard buffer will apply to any proposed change of use or 50 feet if accompanied by buffer enhancement and public access improvements. There is potential to substantially improve shoreline conditions in this area over time.

All of these standard residential buffer strategies maintain the existing pattern of development and do not generate circumstances where a lot could be subdivided and introduce a new home waterward of the existing residence. The current and proposed updated regulations do not allow removal of any existing native vegetation within buffers, and introductions of new vegetation into buffer areas that are not already landscaped must be native.

A Sammamish River-specific buffer was also established for the Downtown Waterfront environment. The existing functional riparian buffer is approximately 35 to 75 feet wide, with one area widened by an additional 100 feet of what appears to be primarily Himalayan blackberry and/or Scotch broom. Upland of the vegetated buffer areas are light industrial uses. Proposed buffers ranging from 50 to 100 feet wide will preserve existing functioning riparian areas, and exceed or are equivalent to the buffers in the current SMP that were established for the Lake Washington frontage of the Downtown Waterfront environment.

2.2.2.2 Swamp Creek

The new Swamp Creek Commercial environment designation area has a vegetated riparian width of 50 to 60 feet, which corresponds to the proposed buffer widths: 60 feet for water-oriented uses and 50 feet for non-water-oriented uses.

Only a few developed parcels on Swamp Creek are designated Shoreline Residential, and those areas have a functioning riparian area that is approximately 40 to 60 feet wide. The proposed buffers of 50 to 60 feet, plus the 15-foot building setback, will ensure that existing conditions are not degraded. None of these parcels have subdivision potential.

2.3 Overwater Structures

The existing SMP contains regulations governing docks, launches, and other in-water or over-water structures in KMC 16.50.050 (public boat launching facilities and marinas) and 16.55.050 (docks, piers, moorage, buoys, floats, or launching facilities). The former section contains a few very general guidelines, and the latter section contains dimensional standards for docks that are only appropriate in Lake Washington and are focused on residential design. The Sammamish River is a unique environment that requires an entirely different design strategy than Lake Washington. For example, the river is a more dynamic

environment, with flowing water and less predictable water elevations than the lake. These two factors drive decisions about whether to use a ramp and float design (typically on the river) or pile-supported design (typically on the lake), and how far waterward of the shoreline a dock should extend. The narrow width of the river, and the need to prevent interference with public navigation on the water, also guides the waterward limit of a dock on the river. Water depth, salmonid habitat considerations, and other factors also influence design.

The proposed regulations use a table format to clearly delineate standards that are specific to each waterbody and also provides clear design standards for non-residential docks and piers, boat launches (distinguishing between motorized and nonmotorized), and mitigation. The intent is to provide appropriate and flexible standards that minimize the need for shoreline variances. The allowed use and modification matrices, which identify what permit process is required for different actions in different designations, are also extensively revised to minimize the need for Shoreline Conditional Use Permits and to appropriately recognize different degrees of impact and desirability associated with the various modifications.

An early version of these updated regulations was presented to a focus group consisting of representatives from Washington Department of Ecology, Washington Department of Fish and Wildlife, the U.S. Army Corps of Engineers, Washington Department of Natural Resources, and a private consultant who routinely designs and permits water access structures for property owners on the Sammamish River. The final proposed regulations reflect input from these entities, and will support achievement of the no net loss of ecological function standard.

2.4 Critical Areas Regulations

City staff have worked extensively with state and federal agencies to prepare updates to the critical areas regulations consistent with state and federal law, where applicable. Key agencies and their respective area of engagement are listed below:

- Federal Emergency Management Agency to develop updated and consolidated flood hazard area regulations that are consistent with the most current science and the requirements of the federal National Flood Insurance Program.
- Ecology to develop updated wetland regulations that utilize the most current science drawn primarily from *Wetland Guidance for CAO Updates: Western Washington Version* (2016, and 2018 modifications).

The City responded to multiple rounds of review with each agency, and was responsive to their concerns. Accordingly, the final proposed regulations for each of these topics satisfy

those agencies' requirements and will support achievement of the no net loss of ecological functions standard.

3 CLOSURE

The findings and conclusions documented in this report have been prepared for specific application to this project, and have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our agreement. The conclusions presented in this report are professional opinions based on interpretation of information currently available to us, and are made within the operational scope, budget, and schedule constraints of this project. No warranty, express or implied, is made.

4 REFERENCES

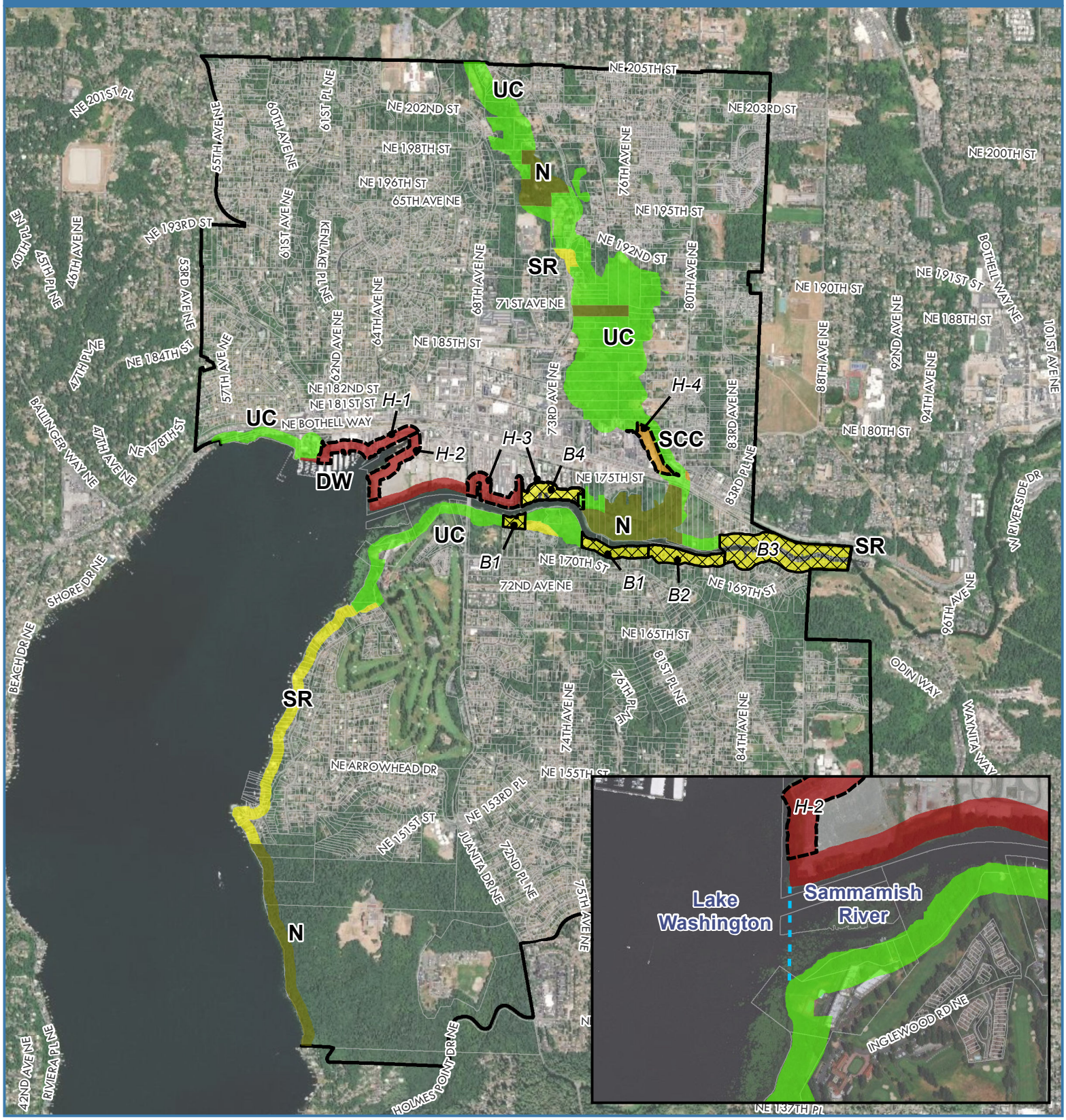
Bunten, D.; Mraz, R.; Driscoll, L.; and Yahnke, A., 2016, Wetland Guidance for CAO Updates Western Washington Version. June. Washington State Department of Ecology Publication #16-06-001, Olympia, Washington. Available at https://fortress.wa.gov/ecy/publications/documents/1606001.pdf

ESA Adolfson, 2009, Memorandum: City of Kenmore, Shoreline Master Program Update - Cumulative Impacts. Prepared for City of Kenmore, Wash., August 19.

Shannon & Wilson, Inc., Confluence Environmental Company, and BERK, 2018, City of Kenmore Critical Areas Regulations and Shoreline Master Program Gap Analysis and Recommendations. Prepared for City of Kenmore, August 30. Project # 21-1-30128-003.

City of Kenmore

Shoreline Environment Designations Map



SMP Environment Designations

- Downtown Waterfront (DW)
- Swamp Creek Commercial (SCC)
- Natural (N)
- Shoreline Residential (SR)
- Urban Conservancy (UC)

Kenmore City Boundary

Kenmore Parcels

*All areas waterward of the Ordinary High Water Mark on the Sammamish River and Lake Washington have an Aquatic environment designation.

N

0 0.25 0.5

Miles

Sources: City of Kenmore, 2018.

The information included on this map has been compiled by City of Kenmore staff from a variety of sources and is subject to change without notice. City of Kenmore makes no representation or warranties, expressed or implied, as to the accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. City of Kenmore shall not be liable for any general, special, indirect, incidential, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of City of Kenmore.

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