

BELLEVUE SMP

Incentives to Encourage Best Practices in Shoreline Management and Ecological Restoration

ACTION	INCENTIVE
A. To Remove Bulkheads or Other Shoreline Armoring	
1. Removal of bulkhead.	15-foot buffer (setback) reduction. (SAMM)
2. (Unspecified) Shoreline restoration directly at the waterline.	15-foot buffer (setback) reduction. (SAMM)
3. Removal of bulkhead (or no bulkhead).	Small deck near shoreline may be built if: <ul style="list-style-type: none"> • Less than 25 percent of frontage. • 3 square feet of vegetation provided for every square foot of deck. • Deck less than 400 square feet. • Deck set back 5 feet from OHWM. • Deck less than 5 feet above grade. • Special review required.
4. Removal of an existing hard structural shoreline stabilization measure covering at least 75 percent of the linear lake frontage and subsequent restoration of the shoreline to a natural or semi-natural state.	Reduction of required setback by 10 percent. (Kirk)
5. Removal of an existing hard structural shoreline stabilization measure covering at least 15 linear feet of the lake frontage and subsequent restoration of the shoreline to a natural or semi-natural state, including creation or enhancement of near-shore shallow-water habitat.	Reduction of required setback by 7.5 percent. (Kirk)
6. Opening of a previously piped on-site watercourse to allow potential rearing opportunities for anadromous fish for a minimum of 25 feet in length. Opened watercourses must be provided with a native planted buffer at least 5 feet wide on either side of the stream and must not encumber adjacent properties without express written permission of the adjacent property owner. Opened watercourses must be designed by a qualified professional.	Reduction of required setback by 5 percent. (Kirk)

ACTION	INCENTIVE
7. Removal of bulkhead and restoration of beach.	Permission for beach to extend waterward of OHWM if ecological functions are restored per WAC 173-26-231(3)(a)(iii)(c).
8. Removal of an existing hard structural shoreline stabilization measure covering at least 15 feet of the lake frontage that is located at, below, or within 5 feet landward of the lake's OHWM and subsequent restoration of the shoreline to a natural or semi-natural state, including creation of shallow-water beach habitat and beach/substrate composition.	City consideration of alternate vegetation conservation measures. (Kirk)
9. Setting back hard structural shoreline stabilization measures or portions of hard structural shoreline stabilization measures from the OHWM and subsequent restoration of the shoreline to a natural or semi-natural state, including creation of shallow-water beach habitat and beach/substrate composition.	City consideration of alternate vegetation conservation measures. (Kirk)
10. Placing fill material for purposes of habitat enhancement (creation or restoration of near-shore shallow-water habitat) waterward of the OHWM.	City consideration of alternate vegetation conservation measures. (Kirk)

B. To Employ Low-Impact Development and Surface Water/Water Quality Management

<p>1. Use of low-impact development techniques that demonstrate a significant reduction to storm water runoff from the site, including, but not limited to:</p> <ul style="list-style-type: none"> a. Use of pervious pavement/materials for all proposed hard surfaces, including, but not limited to, private driveways, patio, walkways, private roads, parking areas, and sidewalk areas. b. Reduction of total impervious surface on the subject property to a minimum of 15 percent less than allowed under standard lot coverage provisions. c. Direction of a minimum of 90 percent of the site's runoff to on-site biofiltration swales or rain gardens. d. Use of vegetated roofs for a minimum of 70 percent of the effective roof area. Installation of the vegetated roof to be in accordance with the King County Surface Water Design Manual, Low Impact Development Technical Guidance Manual for Puget Sound, or equivalent resource. 	City consideration of alternate vegetation conservation measures. (Kirk)
--	--

ACTION	INCENTIVE
2. Opening of a previously piped on-site watercourse to allow potential rearing opportunities for anadromous fish. Opened watercourses must be provided with a native planted buffer at least 5 feet wide on either side of the stream and a minimum 20-foot-wide structure setback measured from the OHWM of the stream and must not encumber adjacent properties without express written permission of the adjacent property owner. Opened watercourses must be designed by a qualified professional with experience in stream restoration.	City consideration of alternate vegetation conservation measures. (Kirk)
3. Use of low-impact development techniques.	Increase in lot coverage.
C. To Add Shoreline Vegetation	
1. Retention or installation of native vegetation over 75 percent of the buffer.	Buffer (setback) reduction of 10 feet. (SAMM)
2. Preservation of native vegetation 5 feet below OHWM (near-shore).	Buffer (setback) reduction of 5 feet. (SAMM)
3. Agreement to a vegetation management plan that limits use of herbicides, pesticides, and fertilizers.	Buffer (setback) reduction of 5 feet. (SAMM)
4. Limiting lawn area to 20 percent of lot area. Areas outside the buffer and lawn areas should be planted with non-invasive species.	Buffer (setback) reduction of 5 feet. (SAMM)
5. Planting native vegetation along the shoreline.	Impervious surface coverage increase of 2 percent (up to 50 percent total) for every 5 feet of depth of shoreline vegetation planted. Twenty-five percent of the width may be kept open for views and access. (Kent)
6. Retaining more native vegetation than required of new development.	Impervious surface coverage increase of 2 percent (up to 50 percent total) for every 5 feet of depth of shoreline vegetation planted. Twenty-five percent of the width may be kept open for views and access. (Kent)
7. Installation of biofiltration/infiltration mechanisms such as bioswales, created and/or enhanced wetlands, or ponds that exceed standard storm water requirements.	Reduction of the required setback by 2 percent. (Kirk)
8. Increasing the width of the required landscape strip within the reduced shoreline setback so that the vegetated portion of the near-shore riparian area averages at least 15 feet in depth from the OHWM.	Reduction of the required setback by 2 percent. (Kirk)

ACTION	INCENTIVE
9. Installation of pervious material for all pollution-generating surfaces, such as a driveway, parking area, or private road.	Reduction of the required setback by 2 percent. (Kirk)
10. Limiting the lawn area within the shoreline setback to no more than 50 percent of the reduced setback area.	Reduction of the required setback by 2 percent. (Kirk)
11. Preserving or restoring at least 20 percent of the total lot area outside of the reduced setback and any critical areas and their associated buffers as native vegetation.	Reduction of the required setback by 2 percent. (Kirk)