LUG56((54)) Encourage economic activity and development ((of water-dependent uses)) by supporting the retention and expansion of existing water-dependent and water-related businesses on waterfront lots. ((and planning for the creation of new developments in areas now dedicated to such use.))

LUG52 Allow a multi-use concept of development, provided that the major use is water-dependent and that it provides public access to the shoreline yet maintains the economic viability of the use.))

((economic development policies))

LU267((254)) Concentrate industrial and commercial shoreline uses by supporting the retention and expansion of existing conforming water-dependent and water-related businesses, and ((planning for)) anticipate the creation of new water-dependent and water-related development(s) in areas now dedicated to such use.

LU268((255)) Identify and designate appropriate land adjacent to deep water for industrial and commercial uses that require such condition((such as industry or commerce)).

LU269((256)) Provide regulatory and non-regulatory incentives for property owners to include public amenities and ecological enhancements on private property.

LU270(((257 Citywide)) Identify and designate appropriate land for water-dependent business and industrial uses as follows: ((objectives for different types of water-dependent businesses and industries:))

1. Cargo Handling Facilities:

Form Last Revised: April 24, 2012
a. Reserve space in deep water areas with adequate vessel maneuvering areas to permit the Port of Seattle and other marine industries to remain competitive with other ports.

b. Work with the Port of Seattle to develop a long-range port plan in order to provide predictability for property owners and private industry in the Duwamish and in Elliott Bay.

2. Tug & Barge Facilities: Retain Seattle’s role as the Gateway to Alaska and ensure ample area is designated for uses that serve Puget Sound and Pacific trade.

3. Shipbuilding, Boat Building & Repairs: Maintain a critical mass of facilities in Seattle in order to meet the needs of the diverse fleets that visit or have a home port in Seattle, including fishing, transport, recreation and military vessels.

4. Moorage: Meet the long-term and transient needs of ships and boats, including fishing, transport, recreation and military. Support long-term moorage in sheltered areas close to services, and short-term moorage in more open areas. Support the efficient use of Fishermen’s Terminal, Shilshole Bay Marina and other public moorage facilities. Protect commercial and recreational moorage from displacement by encouraging the full use of submerged lands for recreational moorage in areas less suited for commercial moorage and less sensitive to environmental degradation. Require large recreational marinas to provide some commercial transient moorage as part of their facilities.

5. Recreational Boating: Maintain diverse opportunities for recreational boaters to access the water. Allow a variety of boating facilities, from launching ramps for small “car top” or “hand-carried” boats to major marinas. Encourage recreational moorage by providing both long-term and short-term moorage at marinas and short-term moorage at cultural and recreational sites.
recreational moorage for residents and sufficient short-term moorage close to cultural and
recreational centers for visitors).

6. Passenger Terminals: Maintain and expand the opportunity for (residents and
visitors) convenient travel by ship to local and distant ports for residents and visitors.
Encourage (more) passenger-only ferries on the Central Waterfront.

7. Fishing Industry: Maintain a critical mass of support services including boat building
and repair, moorage, fish processors, and supply houses to (permit) allow Seattle fishermen to
continue to service and have a home-port for their vessels in Seattle waters. Recognize the
importance of the local fishing industry in supplying local markets and restaurants. Recognize
the economic contribution of distant-water fisheries to Seattle's maritime and general
economy.

LU271 Allow multi-use developments including uses that are not water-dependent or water-
related where the demand for water-dependent and water-related uses is less than the land
available or if the use that is not water-dependent is either limited in size, provides a benefit to
existing water-dependent and water-related uses in the area or is necessary for the viability of
the water-dependent uses. Such multi-use development shall provide shoreline ecological
restoration, which is preferred, and/or additional public access to the shoreline to achieve other
Shoreline Master Program goals.

shoreline recreation ((goals))

LUG57((53)) Manage and optimize publicly owned shorelines that are suitable for public
recreation ((to optimize their potential)).