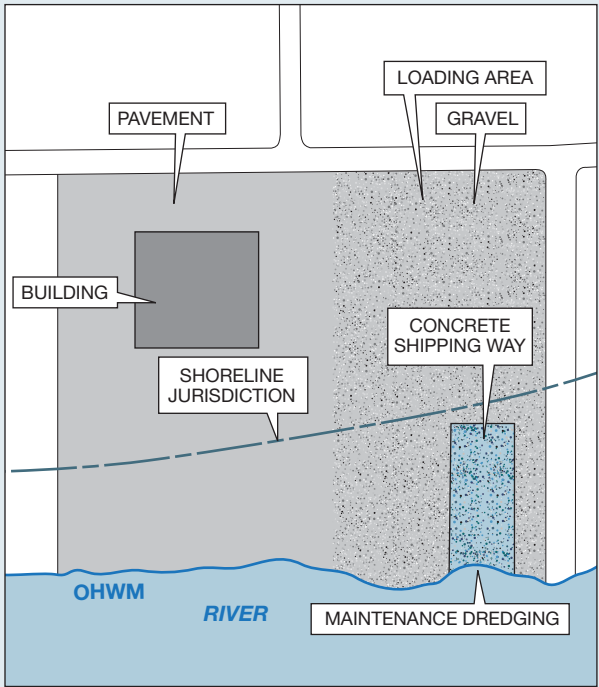
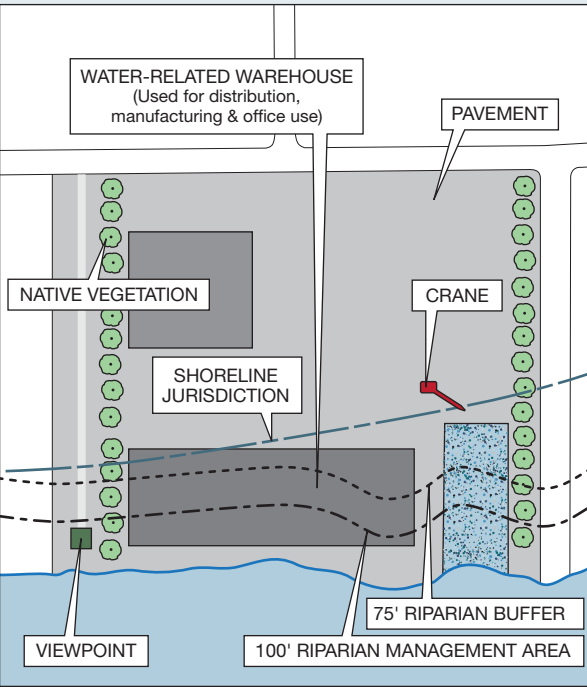
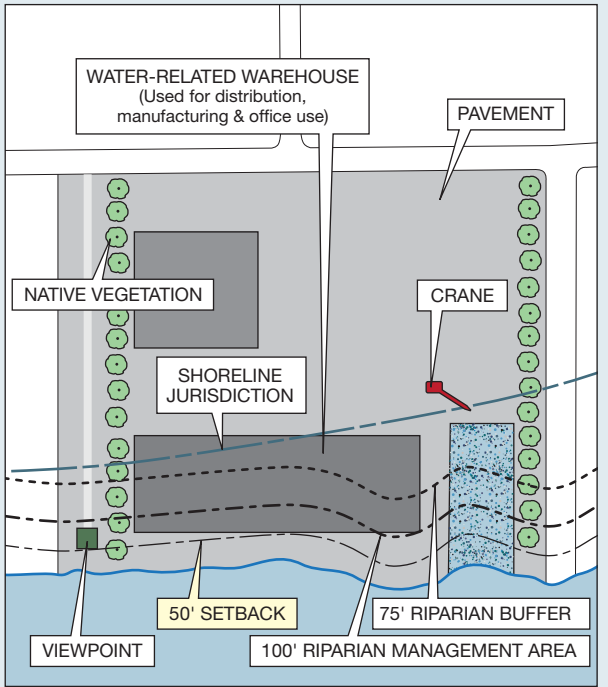


# Industrial Redevelopment

## HEAVY INDUSTRIAL ZONING DISTRICT

EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT UNDER EXISTING REGULATIONS	PROPOSED DEVELOPMENT UNDER PROPOSED REGULATIONS
<p style="text-align: center;"><b>URBAN HIGH INTENSITY SHORELINE DESIGNATION</b></p> 	<p style="text-align: center;"><b>URBAN HIGH INTENSITY SHORELINE DESIGNATION</b></p> 	<p style="text-align: center;"><b>HIGH INTENSITY SHORELINE DESIGNATION</b></p> 
<p><b>EXISTING DEVELOPMENT</b></p> <p>The property in this scenario is located in the city of Vancouver in an Urban High Intensity Shoreline Environment Designation, zoned Heavy Industrial, and is already developed with an industrial building. The Heavy Industrial zone allows warehouses. Most of the property is paved with a portion covered in gravel. The concrete shipping way allows for a ship to dock near the property for loading and unloading goods. The property owner has regularly dredged the river channel to ensure continued boat access to the shipping way.</p> <p><b>PROPOSED DEVELOPMENT</b></p> <ul style="list-style-type: none"> <li>• Build a new warehouse for distribution and manufacturing of goods received by ship. The building would include office space as well. These uses are considered water-related under the SMP.</li> <li>• Pave the gravel area for loading and unloading goods.</li> <li>• Install a crane near the shipping way to help unload goods from ships.</li> </ul>	<p><b>EXISTING CITY OF VANCOUVER SMP REGULATIONS</b></p> <ol style="list-style-type: none"> <li>1. A 100' Riparian Management Area (RMA) landward from the ordinary high water mark and a 75' Riparian Buffer landward from the RMA are required. Development and clearing within the RMA is allowed for water-dependent and water-related activities only when no other feasible alternative exists. The impact to shoreline functions must be mitigated.</li> <li>2. Appropriate native vegetation must be used to buffer nearby uses and the shoreline.</li> <li>3. Structure height cannot exceed 60'.</li> <li>4. Development must comply with the 2005 Stormwater Management Manual for Western Washington and the City's NPDES permit.</li> <li>5. Dredging waterward of the ordinary high water mark is allowed in conjunction with water-dependent uses. Dredging cannot result in significant or ongoing adverse impacts to critical areas and hydrology.</li> <li>6. Public access may be required unless there are health or safety hazards.</li> </ol>	<p><b>PROPOSED CITY OF VANCOUVER SMP REGULATIONS</b></p> <ol style="list-style-type: none"> <li>1. Same as Existing Regulation #1.</li> <li>2. Same as Existing Regulation #2.</li> <li>3. Water-related buildings cannot exceed 45' in height when located 100' or closer to the shoreline.</li> <li>4. Same as Existing Regulation #4.</li> <li>5. Maintenance dredging is an allowed activity. Maintenance dredging of established navigation channels is restricted to the location, depth and width that was previously permitted. Dredging impacts must be avoided, minimized and mitigated to ensure no net loss of ecological functions.</li> <li>6. Same as Existing Regulation #6.</li> <li>7. Water-related industrial development must have a 50' setback from the shoreline.</li> </ol>