

Urban Environment

Statement of Intent

The objective of the Urban Environment is to insure optimum utilization of shorelines within urbanized areas by providing for intensive public use and by managing development so that it enhances and maintains shorelines for multiplicity of urban uses.

Designation Criteria

The Urban Environment is an area of high-intensity land use. This environment does not necessarily include all shorelines within an incorporated city, but is particularly suitable to those areas presently subjected to extremely intensive use pressure, as well as to areas planned to accommodate urban expansion. Shoreline areas to be designated in the Urban Environment should possess one or more of the following criteria:

1. Areas of high-intensity land use including recreation, residential, public facility, commercial, industrial development and intensive port activities.
2. Areas designated in the adopted plans of public agencies for expansion of urban uses.
3. Areas possessing few biophysical limitations for urban development.
4. Areas which can provide the necessary infrastructure of public services, utilities and access to accommodate urban development.

Management Policies

1. Because shorelines suitable for urban uses are a limited resource, emphasis should be given to directing new development into already developed, but underutilized areas.
2. Give priority in Urban Environments to water dependent, industrial and commercial uses requiring frontage on navigable waters.
3. Give priority to planning for and developing public visual and physical access to the shoreline in the Urban Environment.
4. Identify needs and plan for the acquisition of urban land for permanent public access to the water in the Urban Environment.
5. Design industrial and commercial facilities to permit pedestrian waterfront activities where appropriate.
6. Link, where practical, public access points with non-motorized transportation routes such as bicycle and hiking paths.
7. Encourage maximum multiple use of urban shoreline areas.
8. Promote redevelopment and renewal of substandard or obsolete urban shoreline areas in order to accommodate future water-dependent users and make maximum use of the available shoreline resource.
9. Actively promote aesthetics when considering urban shoreline development by means of sign control regulations, architectural design standards, planned unit development standards, landscaping requirements and other such means.
10. Regulate all urban shoreline development in order to minimize adverse impact upon adjacent land areas and shoreline environments.