

# Benefits of SMPs



**Bottom line:** Shoreline Master Programs (SMPs) are good for your community and the environment. For a property owner, an SMP provides certainty over what is required for any development or redevelopment on their land.

## We are blessed to live in such an amazingly beautiful place! We Honor Our Joint Stewardship

We use Puget Sound for recreation, food, jobs and just to relax and enjoy its beauty. Trees, wildlife and nature improve the value of individual properties as well as the shared values of the community as a whole. We are proud of our magnificent waters and mountains and that is why we live here. Environmental regulations are there to protect these qualities.

### The Law

SMPs are local plans which say how you can build and modify structures in the shore area and are just like other city or county codes which are meant to protect the value and safety of public and private properties. SMPs are required by the Shoreline Management Act which was passed by voter initiative in 1972 because of the public's desire for access to the water and because of concerns about the degradation of the health of Puget Sound. Each city and county in Washington is required to update and adopt new SMPs every seven years.



### SMP updates are needed and required

As we get more information about the science of the shoreline ecosystem, we now know that things we did twenty years ago have actually created worsening conditions for the health of wildlife (for example, shrinking of beaches). The current SMP guidelines are designed to help protect our heritage.



# SMPs and property values

Waterfront properties are among the most valuable parcels in each community because of the views and access to the shore. Waterfront property owners are concerned that their property values will decline with the new SMP updates. Evidence points, however, to a continuing increase in value.

**SMPs regulations have been in place for over 30 years and waterfront property values have continued to rise.**

**Natural areas enhance property values. Trees are valuable and improve property values.<sup>1</sup>**

**Wildlife viewing, shellfishing, and recreational opportunities increase values of the entire community.<sup>2</sup>**



# SMPs protect our local and state environment and economy



SMPs are designed to:

- Protect our creeks, rivers, lakes, and marine waters from pollution
- Protect the overall health and functions of shorelines and public waters for both public and private use.
- Protect critical fish and wildlife habitat
- Protect the nursery areas for our fisheries
- Restore unhealthy shorelines and increase the health of public waters
- Prioritize water-dependent uses, such as maritime businesses and tourism
- Reduce how often floods and landslides occur, and how much damage is caused by them
- Increase public access to the water and beaches which increases recreational opportunities
- Contribute to helping communities develop and fulfill their vision for their waterfront areas



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<sup>1</sup> Thompson, R., et. Al., 1999. Valuation of tree aesthetics on small urban-interface properties. Journal of Arboriculture 25(5). And Wolf, K., Wolf, K. L. 2007 (August). City Trees and Property Values. Arborist News 16, 4: 34-36.

<sup>2</sup> U.S. Fish & Wildlife Service. Wildlife Watching in the U.S.: The Economic Impacts on National and State Economies in 2006.