

# High Intensity Environment and Deschutes River Lacey, Olympia, and Tumwater

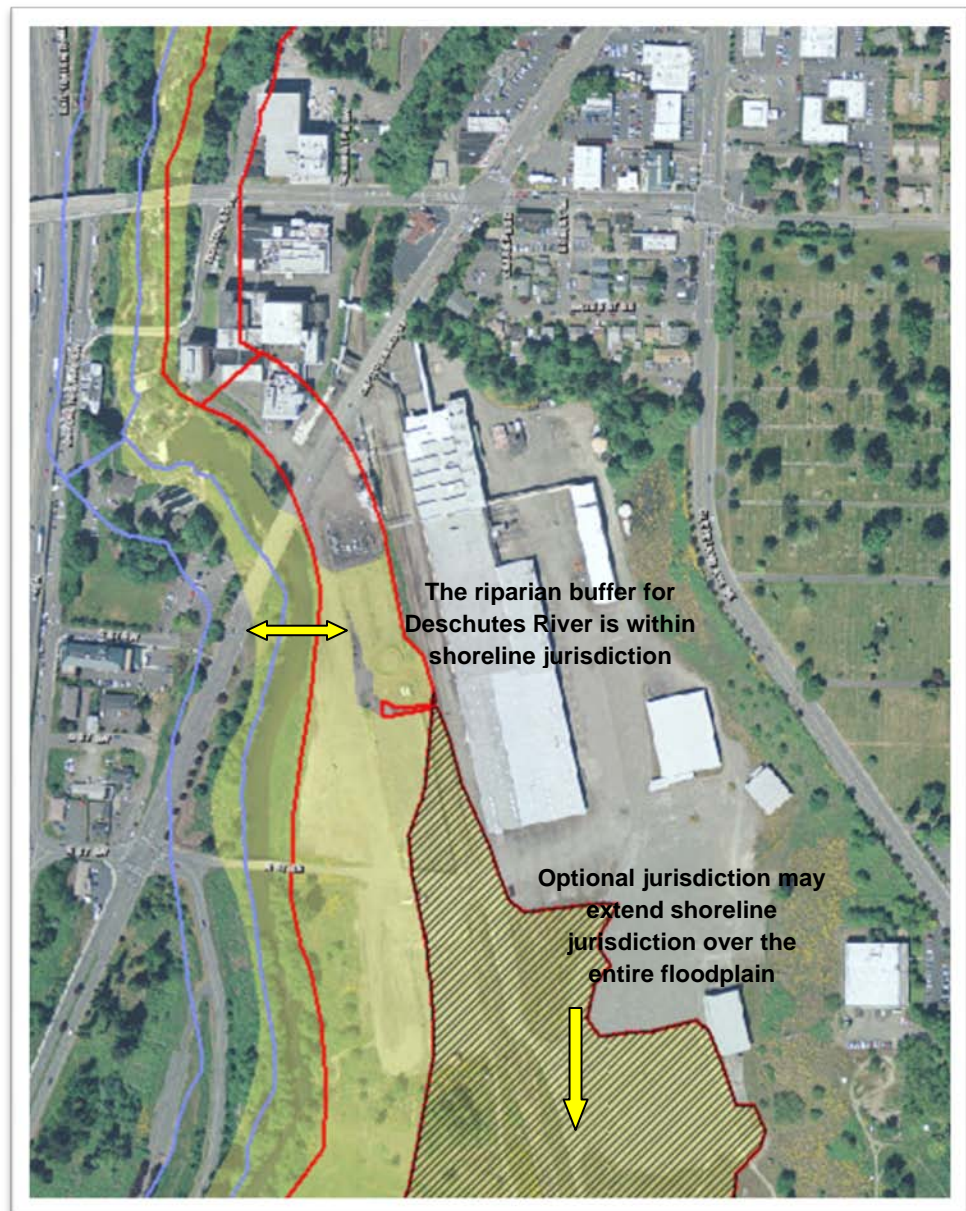
## Development in Critical Areas

Urban areas contain shorelines where water-oriented (water-dependent, water-related, or water-enjoyment) development or redevelopment is appropriate and therefore an environmental designation of high intensity is recommended.

This environmental designation and associated regulations in the shoreline master program, act as an overlay to existing critical area ordinance regulations and zoning regulations, among others. The most restrictive regulations apply when there is conflict.

Along the Deschutes River near the former Tumwater Brewery, is an example where many layers of regulations occur.

All of the area within shoreline jurisdiction along the river is also regulated under Tumwater's critical area ordinance. This is because it is also a riparian area and floodplain. For this reason, even though the shoreline master program sets height limits for water-oriented buildings at 35 feet within 100 feet of the shoreline, and 70 feet further back, it is unlikely that buildings of that size would be allowed within the critical areas.



Deschutes River and the former Tumwater Brewery property, Tumwater