



LAND USE ELEMENT

- Meeting the demands of local and regional growth -

■ Discussion

Under the Growth Management Act (RCW 36.70a) Renton has an obligation to meet the demands of local and regional growth. Managing growth is not an endeavor that Renton takes on alone. The Puget Sound Regional Council's VISION 2040 establishes goals and policies that tie the region together and support people, prosperity, and the environment. Through the Countywide Planning Policies, King County jurisdictions further define their roles in accommodating growth using sustainable and environmentally responsible development practices. Renton's Comprehensive Plan outlines the ways that these goals and policies combine with our unique community vision to be the center of opportunity where families and businesses thrive.

■ Goals

Meeting Demands of Growth

Goal L-A: Comply with the Multi-county Planning Policies established by the Puget Sound Regional Council and the Countywide Planning Policies adopted by King County.

Goal L-B: Continue to build Renton's Regional Growth Center consistent with VISION 2040 to provide compact, pedestrian-oriented, mixed-use development to meet the demands of population and employment growth, while reducing the transportation-related and environmental impacts of growth.

Goal L-C: Ensure sufficient land capacity to meet the growth targets for the year 2035: 17,209 additional housing units and 29,000 additional jobs.

Goal L-D: Meet regional and local obligations to provide essential public facilities through collaboration with other jurisdictions when possible.

Goal L-E: Promote annexation where and when it is in Renton's best interests.

■ Policies

Meeting Demands of Growth

Policy L-1: ~~Ensure sufficient land capacity to exceed Renton's growth targets by at least 20%.~~

Policy L-12: Support uses that sustain minimum employment levels of 50 employees per gross acre and residential levels of 15 households per gross acre within Renton's Growth Center. [Accommodate approximately 2,000 households and 3,500 jobs from the City's Growth 2035 Targets within the Growth Center.](#)

Policy L-23: Support compact urban development to improve health outcomes, support transit use, maximize land use efficiency, and maximize public investment in infrastructure and services.

Policy L-34: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.

Policy L-54: Consider surplus public property for other public uses before changing ownership.

Policy L-65: Use a public process when siting essential public facilities.

Policy L-76: Site and design essential public facilities to be efficient and convenient while minimizing impacts on surrounding uses. Facilities should be sited on an arterial street, where there is good access to transportation, including transit service, location, and where parking requirements are appropriate to the use. If the use is people intensive, it should be in a Center, compatible with surrounding uses, and co-located with other uses when possible.

Policy L-87: Coordinate with King County to ensure consistent land development policies in the Potential Annexation Area.

Policy L-98: Support annexation where infrastructure and services allow for urban densities and it would consolidate service providers and/or facilitate the efficient delivery of services.



Policy L-109: Consider fiscal impacts for each proposed annexation.

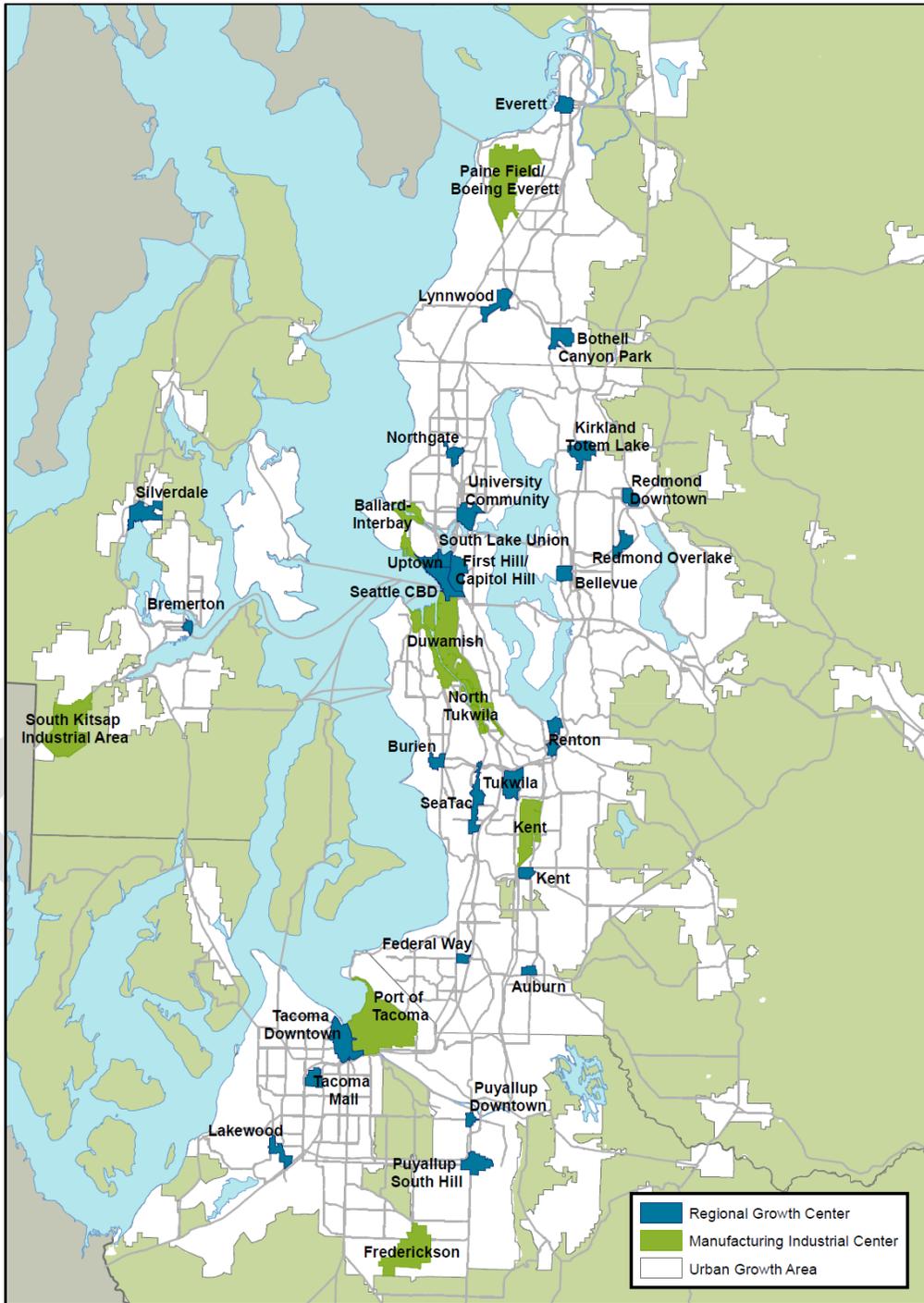
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Plans ~~Adopted~~ Incorporated by Reference

- King County Countywide Planning Policies, 2012
- Vision 2040 and the multi-countywide planning policies, 2008

Figure LU-1: Regional Growth Centers and Manufacturing/Industrial Centers





Planning for the efficient use of land:

■ Discussion

To meet and exceed Renton’s targets for housing and employment growth land use must be organized efficiently, consistent with the community’s vision. Concentrated growth in housing and employment will occur in Growth Centers, increasing the intensity of activities in these districts to create a lively, vibrant, urban environment. Outside of the Growth Centers, residential areas will provide for a range of housing types and lifestyle options that are served by mixed-use commercial development nodes that provide daily goods and services. Additional opportunities to grow employment and maintain an industrial and manufacturing base are in the Employment Area.

■ Goals

Efficient Use of Land

Goal L-F: Minimize risk associated with potential aviation incidents on the ground and for aircraft occupants.

Goal L-G: Pursue transition of non-conforming uses and structures to encourage development patterns consistent with Renton’s land use plan.

Goal L-H: Plan for high-quality residential growth that supports transit by providing urban densities, promotes efficient land utilization, promotes good health and physical activity, builds social connections, and creates stable neighborhoods by incorporating both built amenities and natural features.

Goal L-I: Utilize multiple strategies to accommodate residential growth, including:

- Development of new single-family neighborhoods on large tracts of land outside the City Center,
- Development of new multi-family and mixed-use in the City Center and in the Residential High Density and Commercial Mixed Use designations, and

- Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.

Goal L-J: Develop well-balanced, attractive, convenient Centers serving the City and the region that create investment opportunities in urban scale development, promote housing close to employment and commercial areas, reduce dependency on automobiles, maximize public investment in infrastructure and services, and promote healthy communities.

Goal L-K: Provide an energetic business environment for commercial activity providing a range of service, office, commercial, and mixed use residential uses that enhance the City’s employment and tax base along arterial streets and in Centers.

Goal L-L: Transform concentrations of pre-existing linear form commercial areas in into multi-use neighborhood centers characterized by enhanced site planning, efficient parking design, coordinated access for all modes of transportation, pedestrian linkages from adjacent uses and nearby neighborhoods, and boulevard treatment.

Goal L-M: Strengthen Renton’s employment base and economic growth by achieving a mix of industrial, high technology, office, and commercial activities in Employment Areas.

Goal L-N: Sustain industrial areas that function as integrated employment activity areas and include a core of industrial uses and other related businesses and services, transit facilities, and amenities.

Goal L-O: Support the Auto Mall to concentrate auto and vehicular related businesses and increase their revenue and sales tax base for the City and to present an attractive environment for doing auto-related business.



RENTON LAND USE PLAN

Renton’s Land Use schema identifies six types of land uses: Residential Low Density, Residential Medium Density, Residential High Density, Commercial & Mixed Use, Employment Area, and Commercial Office Residential. Each of these land uses has designated zones that detail the types of land uses allowed in those zones. The table below identifies the six land use designations and the zones that implement each land use designation. Policies for each designation and implementing zone follow.

Residential Low Density (LD)	<p>Policy L-15: Residential Low Density - Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles.</p>
	<ul style="list-style-type: none"> • Resource Conservation Zone - Zone lands with significant environmental constraints, which are not appropriate for urban development, lands suitable for environmental conservation or restoration, and lands used for agriculture or natural resource extraction for Resource Conservation (RC). RC zoning is allowed in the Residential Low Density and Employment Area Land Use Designations. • Residential-1 Zone - Lands with significant environmental constraints, which may have the potential for development at a level of intensity that is compatible with that environment, or lands that provide urban separators should be zoned for Residential -1 DU/AC (R-1). R-1 zoning is allowed in the Residential Low Density Land Use Designation. • Residential-4 Zone - Zone lands suitable for larger lot housing and suburban, estate-style dwellings compatible with the scale and density of the surrounding area Residential-4 DU/AC (R-4). R-4 zoning is allowed in the Residential Low Density Land Use Designation. • Residential Manufactured Home Park Zone - Lands with existing manufactured home parks as established uses should be zoned Residential Manufactured Home Park (RMH). RMH zoning is allowed in the Residential Low Density and Residential Medium Density Land use Designations.
Residential Medium Density (MD)	<p>Policy L-16: Residential Medium Density - Place areas that can support high-quality, compact, urban development with access to urban services, transit, and infrastructure, whether through new development or through infill, within the Residential Medium Density (MD) Designation. Within the MD Designation, allow a variety of single-family and multi-family development types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities.</p>
	<ul style="list-style-type: none"> • Residential-6 Zone - Zone lands Residential-6 DU/AC (R-6) where there is land suitable for larger lot development, an opportunity for infill development, an existing pattern of single-family development in the range of four to eight units per net acre, and where critical areas are limited. R-6 zoning is allowed in the Residential Medium Density Land Use Designation. • Residential-8 Zone - Zone lands Residential-8 DU/AC (R-8) where there is opportunity to re-invest in existing single-family neighborhoods through infill or the opportunity to develop new single-family plats at urban densities greater than four dwelling units per acre. R-8 zoning is allowed in the Residential Medium Density Land Use Designation.



Growth and Centers Designations and Zoning	Residential High Density (HD)	<p>Policy L-17: Residential High Density - Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development. HD unit types are designed to incorporate features from both single-family and multi-family developments, support cost-efficient housing, facilitate infill development, have close access to transit service, and efficiently use urban services and infrastructure. Lands designated HD is where projects will be compatible with existing uses and where infrastructure is adequate to handle impacts from higher density uses.</p> <ul style="list-style-type: none"> • Residential-10 Zone - Zone lands Residential-10 DU/AC (R-10) where there is an existing mix of single-family and small-scale multi-family use or there are vacant or underutilized parcels that could be redeveloped as infill and are located within ¼ mile of public transit service and a major arterial. R-10 implements the Residential High Density Land Use designation. • Residential-14 Zone - Zone lands Residential-14 DU/AC (R-14) where it is possible to develop a mix of compact housing types in areas of approximately 20 acres or larger in size (may be in different ownerships) and are within or adjacent to the Growth Centers Land Use Designation, or adjacent to a Commercial Development Land Use Designation, so they function as a transition zone between lower intensity residential and higher intensity mixed use zoning. R-14 implements the Residential High Density Land Use designation. • Residential Multi-Family Zone - Zone lands Residential Multi-Family (RMF) where there is existing (or vested) multi-family development of one-acre or greater in size. Expanded RM-F zoning should only be where access is from a Principal arterial, Minor arterial, or collector street and abuts existing multi-family, attached dwellings on two sides. RMF zoning implements the Residential High Density Land Use Designation. • Residential Multi-Family Traditional Zone - Zone lands Residential Multi-family Traditional (RM-T) where there is already exists a compact urban environment and low-rise multi-family development. RM-T zoning should be within one-half mile of shopping and a transit center. New projects may serve as infill and/or as a transition to higher intensity residential and mixed-use zoning. RM-T zoning implements the Growth Centers Land Use Designation. • Residential Multi-Family Urban Zone - Zone lands Residential Multi-family Urban (RM-U) in areas characterized by high-density or mixed-use housing, direct transit access, and a pedestrian scale environment. RM-U zoning implements the Growth Centers Land Use Designation. • Commercial Neighborhood Zone - Zone lands that provide goods and services on a small scale to a surrounding residential neighborhood and that are front on a Principal arterial, Minor arterial, or Collector street Commercial Neighborhood (CN). Expanded CN zoning should only be where there is opportunity to provide small limited scale commercial opportunity to the immediate surrounding residential community, but that would not result in an increase in scale or intensity that would alter the character of the nearby residential neighborhood. The CN zone implements the Residential High Density Land Use designation.
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Growth and Centers Designations and Zoning	Commercial & Mixed Use (CMU)	<p>Policy U-18: Commercial and Mixed Use - Place areas with established commercial and office areas near principle arterials within the Commercial and Mixed Use (CMU) Land Use designation. Allow residential uses as part of mixed-use developments, support new office and commercial development that is more intensive, than what exists to create a vibrant district and increase employment opportunities. The intention of this designation is to transform strip commercial development into business districts through the intensification of uses and with cohesive site planning, landscaping, signage, circulation, parking, and the provision of public amenity features.</p>
		<ul style="list-style-type: none"> • Center Downtown Zone - Zone Land within downtown Renton that is appropriate for the widest mix of uses, is served by transit, and is suitable for intensive urban use within a pedestrian environment should be zoned Center Downtown (CD). The Center Downtown zone is intended to revitalize the area to create a vibrant, urban center in Renton’s historic downtown core. Surface parking is discouraged in this zone, except as a land bank. CD zoning implements the Commercial and Mixed Use Land Use Designation. • Urban Center Zone - Zone lands that are located within Renton’s Designated Regional Growth Center, if there is a potential for the creation of dense employment, destination retail, recreation, or public gathering space with the Urban Center (UC) zone. The Urban Center zoned areas have large parcels of land with the potential for large scale redevelopment opportunities that will create a mixed use retail, employment, and residential center. UC zoning implements the Commercial and Mixed Use land use designation. • Center Village Zone - Zone lands Center Village (CV) that are characterized by an existing commercial and multi-family core served by transit and set in the midst of suburban patterns of residential development, in Renton’s downtown, or within ½ mile of Renton’s downtown. CV zone lands are suitable for redevelopment into compact urban development with a pedestrian-oriented, mixed-use center, and community focal point. The CV zone implements the Commercial Mixed Use Land Use Designation. The zone is intended to revitalize an area to create a vibrant, urban center where surface parking is discouraged. CV zoning implements the Commercial and Mixed Use Designation. • Commercial Arterial Zone - Zone lands Commercial Arterial (CA) zoning where a historical strip pattern dominates, characterized by large surface parking in front of buildings, long blocks oriented to automobiles, and an incomplete street grid. CA zoning should be located within one-quarter mile of transit, provide employment, and allow mixed-use development. CA zoning implements the Commercial and Mixed Use and Employment Area Land Use Designations. • Commercial Office Zone - Zone large parcels of land, which are highly visible from arterials or highways and located on existing or planned transit routes, for Commercial Office (CO) if they contain, or are suitable for, medium to high intensity office use. Limited mixed use development is allowed on the ground floor. This zone implements the Commercial and Mixed Use and Employment Area Land Use Designations.



Employment Area (EA)	<p>Policy L-19: Employment Areas - Place areas primarily used for industrial development, or a mix of commercial and industrial uses such as office, industrial, warehousing, and manufacturing, with access to transportation networks and transit, within the Employment Area Land Use Designation (EA). Employment Areas provide a significant economic development and employment base for the City. Maintain a variety and balance of uses through zoning which promotes the gradual transition of uses on sites with good access and visibility to more intensive commercial and office uses.</p>
	<ul style="list-style-type: none"> • Light Industrial Zone - Zone property Light Industrial when it is appropriate for very low intensity manufacturing and industrial services. Uses, and potential impacts of uses, in this zone are fully contained within their buildings. This zone implements the Commercial Development and Employment Area Land Use Designations. • Medium Industrial Zone - Zone property Medium Industrial when it is intended for manufacturing, processing, assembly, and warehousing. Outdoor storage of some materials may be allowed. Uses, and potential impacts of uses, in this zone are contained within the property or project site. This zone implements the Employment Area Land Use Designation. • Heavy Industrial Zone - Zone property Heavy Industrial when it is intended for high intensity fabrication, processing of raw materials, bulk handling and storage, or heavy construction and transportation. Such uses may require significant outdoor area in which to conduct operations and isolation or buffering from other uses may be necessary to help control potential impacts. This zone implements the Employment Area Land use Designation.
Commercial Office Residential (COR)	<p>Policy L-20: Commercial Office Residential - Place areas that are located near a significant amenity, such as a waterfront, are near major transportation or transit routes, and are comprised of one or more large tracts of vacant or underutilized land in the Commercial Office Residential Land Use Designation and zoning. This land banking designation is intended to transform properties into compact, mixed-use developments that act as City gateways, through master planning and coordinated design.</p>

Policies

Efficient Use of Land

Policy L-11: Meet or exceed basic aviation safety concerns and reduce potentially negative impacts from normal airport operations by restricting land use, prohibiting airspace obstacles and noise – sensitive land uses, and by requiring aviation easements within the Airport Influence Area.

Policy L-12: Encourage non-conforming uses to transition into conforming uses or relocated to areas with compatible designations.

Policy L-13: Identify potential areas for rapid or temporary housing in case of emergency or natural disaster.

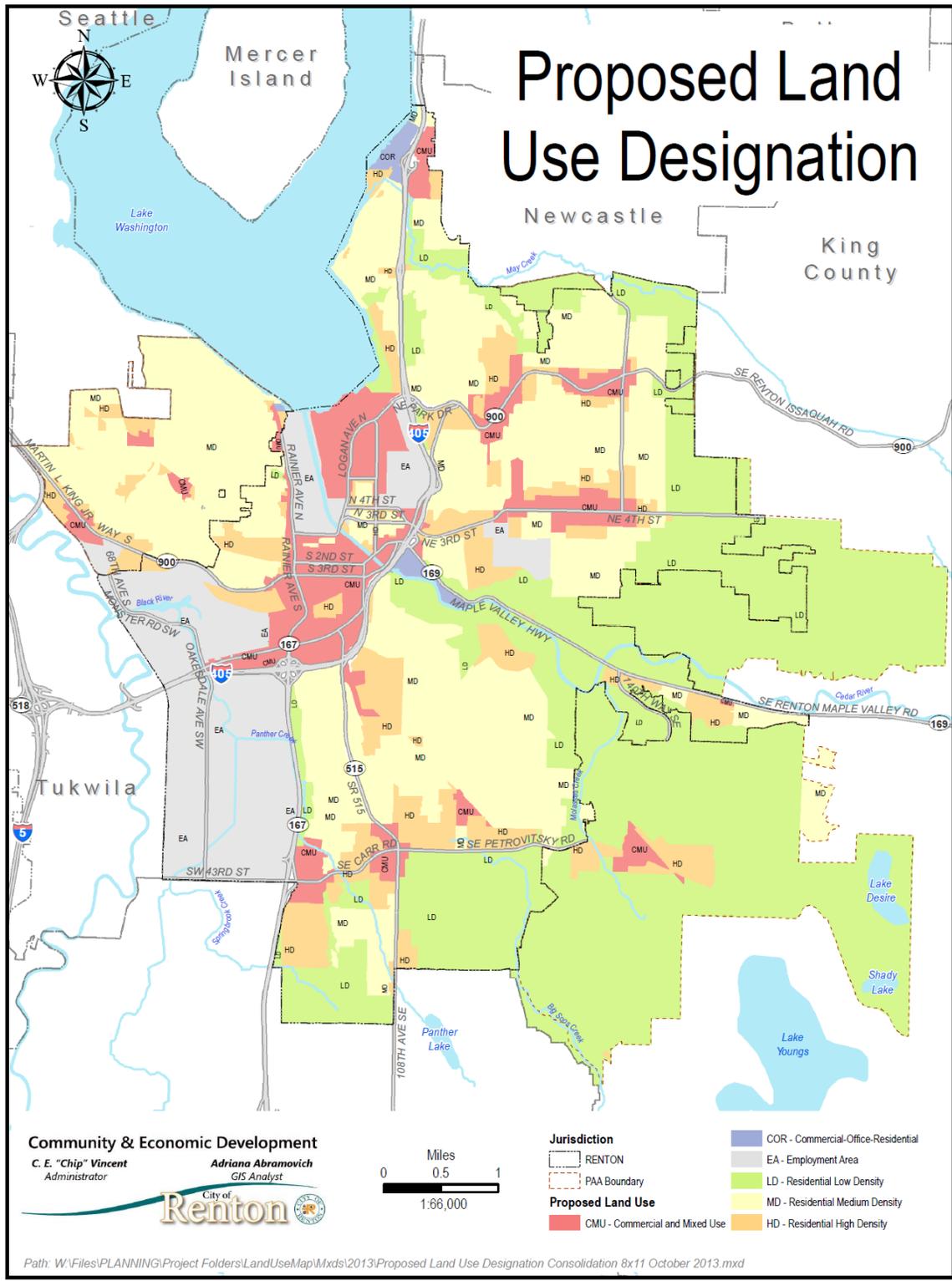
Policy L-14: Enhance the safety and attractiveness of the Automall with landscaping, signage, and development standards that create the feeling of a cohesive business district.

Plans Adopted by Reference

- Airport Layout Plan Update, 2009
- Airport Compatible Land Use Program, 2004



Figure LU-2: City of Renton Comprehensive Plan Land Use Map





Protecting the natural environment and ensuring natural resources for the future

■ Discussion

Sustainability recognizes that natural systems are essential to providing both economic needs and quality of life and that actions of today have an impact on the environment which impacts the future. The quality of Renton’s land, air, and water affect the health and resiliency of everyone in the community.

■ Goals

Protecting the Environment

Goal-L-P: Minimize adverse impacts to natural systems, and address impacts of past practice where feasible, through leadership, policy, regulation, and regional coordination.

Goal-L-Q: Support commercial and hobby agricultural uses such as small farms, hobby farms, horticulture, beekeeping, kennels, stables, and produce stands that are compatible with urban development.

Goal-L-R: Maintain extractive industries where their continued operation does not impact adjacent residential areas, the City’s aquifer, or critical areas.

Goal-L-S: Maintain Urban Separators to provide visual and physical distinction to the edges of Renton, protect critical areas, and provide a transition to the rural area.

Goal-L-T: Create a functioning and exemplary urban forest that is managed at optimum levels for canopy, health, and diversity.

Goal-L-U: Preserve, protect, and enhance the quality and functions of the City’s sensitive areas including: lakes, rivers, major and minor creeks, intermittent stream courses and their floodplains, wetlands, ground water resources, wildlife habitats, and areas of seismic and geological hazards.*

Goal-L-V: Protect the natural functions of 100 year floodplains and floodways to prevent threats to life, property, and public safety associated with flooding hazards.*

Goal-L-W: Reduce the potential for damage to life and property due to abandoned coal mines, and return this land to productive uses.*

Goal-L-X: Support and sustain educational, informational, and public involvement programs in the City over the long term in order to encourage effective use, preservation, and protection of Renton's resources.*

Goal-L-Y: Protect clean air and the climate for present and future generations through reduction of greenhouse gas emissions at the individual, household, and community levels, and promote efficient and effective solutions for transportation and development.

Goal-L-Z: Promote regional air quality in coordination with the Puget Sound Clean Air Agency and the Puget Sound Regional Council, consistent with the Countywide Planning Policies, through its policies, methodologies, and standards.

■ Policies

Protecting the Environment

Policy L-21: Recognize the importance of fresh food in improving health, building community resilience, and encourage local food by allowing cultivation and sale of vegetables, herbs, flowers, or similar crops in residential areas, as an accessory use and/or home occupation and allow community gardens on private property, vacant public property, and unused rights-of-ways.

Policy L-22: Apply conditional use permits, or other approvals as appropriate, for extractive industries including timber, sand, gravel, or other mining to ensure that potential impacts are confined, limited, or mitigated.

Policy L-23: Designate Urban Separators on lands characterized by individual and interconnecting natural features, critical areas, open space, parks, agricultural areas, and water features and by areas that provide a logical and easily identifiable physical separation between urban communities or with the rural area.



Policy L-24: Promote urban forests through tree planting programs, tree maintenance programs that favor the use of large healthy trees along streets and in parks, residential, commercial, and industrial areas, programs that increase education and awareness, and through the protection and restoration of forest ecosystems.

Policy L-25: Manage urban forests to maximize ecosystem services such as stormwater management, air quality, aquifer recharge, other ecosystem services, and wildlife habitat.

Policy L-26: Educate the community about sustainable neighborhood concepts as part of planning processes to build support and understanding for future policy and regulatory changes.

Policy L-27: Utilize education and outreach programs to inform the public and build support for initiatives promoting sustainability, health, and emergency preparedness.

Policy L-28: Manage water resources for multiple uses including recreation, fish and wildlife, flood protection, erosion control, water supply, energy production, and open space.*

Policy L-29: Minimize erosion and sedimentation in and near sensitive areas by requiring appropriate construction techniques and resource practices, such as low impact development.

Policy L-30: Protect the integrity of natural drainage systems, existing land forms, and maintain wildlife habitat values by preserving and enhancing existing vegetation and tree canopy coverage to the maximum extent possible and by restoring hydrological flows and improving the condition of shorelines.*

Policy L-31: Maintain or increase the quantity and quality of wetlands. Development activities shall not decrease the net acreage of existing wetlands.*

Policy L-32: Protect buffers along wetlands and surface waters to facilitate infiltration and maintain stable water temperatures, provide for biological

diversity, reduce amount and velocity of run-off, and provide for wildlife habitat.*

Policy L-33: Emphasize the use of open ponding and detention, vegetated swales, rain gardens, clean roof run-off, right-of-way landscape strips, open space, and stormwater management techniques that mimic natural systems, maximize water quality and infiltration where appropriate, and which will not endanger groundwater quality.*

Policy L-34: Acquire the most sensitive areas such as wetlands, flood plains, and wildlife habitat for conversion to parks and greenbelts. Pursue an overall net gain of natural functions and values by enhancing sensitive areas and providing incentives for the enhancement of functions and values through private development.*

Policy L-35: Ensure that buildings, roads, and other features and located on less sensitive portions of a site when sensitive areas are present.*

Policy L-36: Re-establish self-sustaining fisheries resources in appropriate rivers and creeks through habitat improvement projects that encourage and enhance salmonid use.*

Policy L-37: Land uses in areas subject to flooding, seismic, geologic, and coal mine hazards should be designed to prevent property damage and environmental degradation before, during, and after construction.*

Policy L-38: Emphasize non-structural methods in planning for flood prevention and damages reduction.*

Policy L-39: Dredge the Cedar River bed within the existing engineered channel as one method of flood control.*

Policy L-40: Provide information for and participate in informing and educating individuals, groups, businesses, industry, and government in the protection and enhancement of the quality and quantity of the City's natural resources and to promote conservation.*



Policy L-41: Coordinate with the Puget Sound Air Pollution Control Agency and the Puget Sound Regional Council to develop policies, methodologies, and standards that promote regional air quality.

Policy L-42: Conduct all City operations to minimize adverse environmental impacts by reducing consumption and waste of energy and materials; minimizing use of toxic and polluting substances; reusing, reducing, and recycling; and disposing of waste in a safe and responsible manner.

Policy L-43: Encourage environmentally friendly construction practices, such as Leadership in Energy and Environmental Design, Built Green, Salmon Safe, and Living Building Challenge.

Policy L-44: Support and implement the Mayor’s Climate Protection Agreement, climate pledges and commitments undertaken by the City, and other multi-jurisdictional efforts to reduce greenhouse gases, address climate change, sea-level rise, ocean acidification, and other impacts to global conditions.

Policy L-45: Recognize that a sustainable community requires and supports economic development, human health, and social benefit and make decisions using the “triple bottom line” approach to sustainability (environment, economy, and social equity).

Plans Adopted/Incorporated by Reference

- Hazard Mitigation Plan, 2012
- Clean Economy Strategy, 2011
- Urban and Community Forestry Development Plan, 2009
- Best Available Science Report, FORTHCOMING
- Growth Management Policies, Puget Sound Clean Air Agency, 2007
- Making Our Watershed Fit for a King – WRIA 9 Salmon Habitat Plan, King County, 2005

- Lake Washington/Cedar/Sammamish Watershed (WRIA 8) Chinook Salmon Conservation Plan, King County, 2001
- May Creek Basin Action Plan, King County, 2001
- Lower Cedar River Basin and Nonpoint Action Plan, King County, 1997

Promoting a safe, healthy, and attractive community:

Discussion

Community design includes those elements or features that provide for visual identity and evoke the character of the city, creating a sense of place. Community design influences quality of life for people who live, work, learn and play in the city. A safe, healthy, and attractive community recognizes and acknowledges that natural setting and the unique features of a community.

Goals

Safe, Healthy, and Attractive Community

Goal L-AA: Maintain the City’s cultural history by documenting, recognizing, and protecting its historic, archaeological, and traditional cultural sites.

Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.

Goal L-CC: Support and sustain programs in the City to encourage effective use, preservation, and protection of Renton’s resources.

Goal L-DD: Maintain and promote Renton as a center for arts and culture where traditional and contemporary arts thrive and creative industries are cultivated.

Goal L-EE: Build neighborhoods that promote community resiliency through healthy lifestyles, active transportation, proximity to goods and services, access to local fresh food, environmental sustainability, and a feeling of community.

Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and



neighborhoods through quality design and development.

■ **Policies**

Safe, Healthy, and Attractive Community

Policy L-46: Identify and catalog historic, cultural, and archaeological resources on an on-going basis and as part of project specific review.

Policy L-47: Preserve and incorporate historic and archaeological sites into development projects.

Policy L-48: Accommodate change within the Renton community in a way that maintains Renton’s livability and natural beauty.

Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.

Policy L-50: Maintain existing, and encourage the creation of additional, places and events throughout the community where people can gather and interact. Allow for flexibility in public gathering places to encourage place-making efforts and activities.

Policy L-51: Respond to specific site conditions such as topography, natural features, and solar access to encourage energy savings and recognize the unique features of the site through the design of subdivisions and new buildings.

Policy L-52: Include human-scale features such as pedestrian pathways, quality landscaping, and public spaces that have discernible edges, entries, and borders to create a distinctive sense of place in neighborhoods, commercial areas, and centers.

Policy L-53: Orient buildings in developments toward the street or a common area, rather than toward parking lots.

Policy L-54: Encourage creative and distinctive focal elements that define the entrance to the city.

Policy L-55: Protect public scenic views and public view corridors, including Renton’s physical, visual and perceptual linkages to Lake Washington and the Cedar River.

Policy L-56: Preserve natural landforms, vegetation, distinctive stands of trees, natural slopes, and scenic areas that contribute to the City’s identity, preserve property values, and visually define the community and neighborhoods.

Policy L-57: Complement the built environment with landscaping using native, naturalized, and ornamental plantings that are appropriate for the situation and circumstance and which provide for respite, recreation, and sun/shade.

Policy L-58: Provide complete streets along arterials and arranged as an interconnecting network or grid. Locate planter strips between the curb and the sidewalk in order to provide separation between cars and pedestrians. Discourage dead-end streets and cul-de-sacs.

Policy L-59: Encourage signage which guides and promotes business without creating visual clutter. Implement sign regulations that balance adequate visibility for businesses while protecting Renton’s unique visual character.

Policy L-60: Thoughtfully balance the need for appropriate lighting levels for safety and security to avoid light intrusion and glare impacts, and to preserve the night sky.

Policy L-61: Improve the appearance of parking lots through landscaping and screening.

Policy L-62: Promote environmentally friendly, energy-efficient development, including building and infrastructure.

Policy L-63: Create a supportive environment for cultural activities and the arts.

Policy L-64: Collaborate with schools, businesses, and faith-based groups to promote healthy lifestyles through education, activity and nutrition.

Policy L-65: Design buildings with provisions for evacuation in case of all types of emergency events.

■ **Plans Adopted by Reference**

- Disaster Recovery Plan, 2012
- Parks, Recreation, and Natural Areas Plan, 2011
- Arts and Culture Master Plan, 2010