



# City of Renton Shoreline Master Program Update



# Shoreline Modification

## Shoreline Management Guidelines

Excerpts from WAC 173-26-231(3)(a)

Shorelines are by nature unstable, although in varying degrees. Erosion and accretion are natural processes that provide ecological functions and thereby contribute to sustaining the natural resource and ecology of the shoreline. Human use of the shoreline has typically led to hardening of the shoreline for various reasons including reduction of erosion or providing useful space at the shore or providing access to docks and piers.

**New structural stabilization measures shall not be allowed except when necessity is demonstrated in the following manner:**

To protect existing primary structures:

New or enlarged structural shoreline stabilization measures for an existing primary structure, including residences, should not be allowed unless:

- There is conclusive evidence, documented by a geotechnical analysis, that the structure is in danger from shoreline erosion.
- The erosion control structure will not result in a net loss of shoreline ecological functions.

Structural stabilization of new nonwater-dependent development, including single-family residences, may be allowed when:

- The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage.
- Nonstructural measures, such as placing the development further from the shoreline, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient.
- The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report.
- The erosion control structure will not result in a net loss of shoreline ecological functions.

An existing shoreline stabilization structure may be replaced with a similar structure if there is a demonstrated need to protect principal uses or structures from erosion caused by currents, or waves.

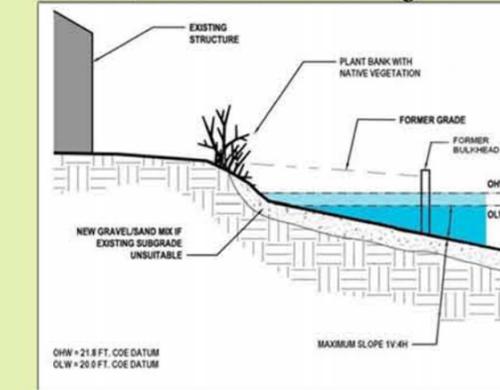
- The replacement structure should be designed, located, sized, and constructed to assure no net loss of ecological functions.
- Replacement walls or bulkheads shall not encroach waterward of the ordinary high-water mark or existing structure.
- Soft shoreline stabilization measures that provide restoration of shoreline ecological functions may be permitted waterward of the ordinary high-water mark.

**Parametrix**

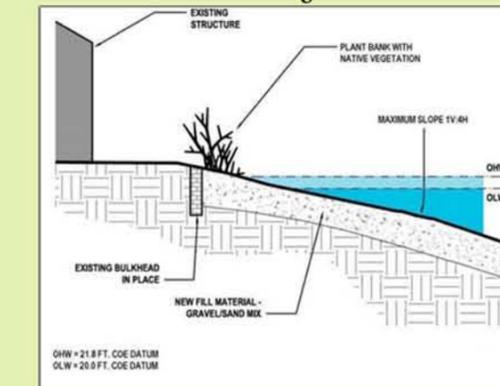


## NMFS Fisheries Shoreline Stabilization Options

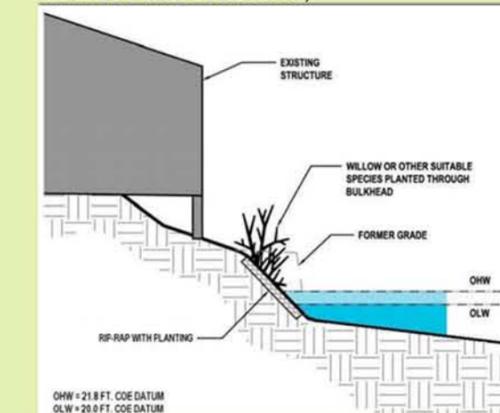
Cut beach, Place Gravel Fill and Re-vegetate



Gravel Fill Beach and Re-vegetate



Re-vegetated Armored Banks (only for bulkheads within 25 feet of residences)



These are recommendations by the Federal National Marine Fisheries Service (NMFS) to provide for shoreline stabilization that will meet Endangered Species Act requirements under a Corps of Engineers General Permit. Other options require individual review under an Individual Permit.