

Exhibit B

The following policies and amendments to policies are added to the Land Use Element of the Comprehensive Plan. The remaining policies of the Land Use Element are unchanged.

**LAND USE ELEMENT
GOALS**

- I. Plan for future growth of the Urban Area based on regionally developed growth forecasts, adopted growth targets, and land capacity as determined through implementation of the Growth Management Act.
- II. Minimize risk associated with potential aviation incidents on the ground and for aircraft occupants.
- III. Actively pursue annexations.
- IV. Maintain the City's natural and cultural history by documenting and appropriately recognizing its historic and/or archaeological sites.
- V. Pursue the transition of non-conforming uses and structures to encourage more conforming uses and development patterns.
- VI. Develop a system of facilities that meet the public and quasi-public service needs of present and future employees.
- VII. Maintain the City's agricultural and mining resources as part of Renton's cultural history.
- VIII. Promote new development and neighborhoods in the City that:
 - 1) Contribute to a strong sense of community and neighborhood identity;
 - 2) Are walkable places where people can shop, play, and get to work without always having to drive;
 - 3) Are developed at densities sufficient to support public transportation and make efficient use of urban services and infrastructure;
 - 4) Offer a variety of housing types for a population diverse in age, income, and lifestyle;
 - 5) Are varied or unique in character;
 - 6) Support "grid" and "flexible grid" street and pathway patterns where appropriate;

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- 7) Are visually attractive, safe, and healthy environments in which to live;
 - 8) Offer connection to the community instead of isolation; and
 - 9) Provide a sense of home.
- IX. Develop well-balanced attractive, convenient, robust commercial office, office, and residential development within designated Centers serving the City and the region.
- X. Support existing businesses and provide an energetic business environment for new 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 boulevards and in designated development areas.
- XI. Achieve a mix of land uses including industrial, high technology, office, and commercial activities in Employment Areas that lead to economic growth and a strengthening of Renton’s employment base.
- XII. Plan and coordinate land uses, public access, and natural resource protection along Shorelines of the State in accordance with the State Shoreline Management Act.

IV. HISTORICAL AND ARCHEOLOGICAL RESOURCES

Goal: Maintain the City's natural and cultural history by documenting and appropriately recognizing its historic and/or archaeological sites.

Discussion: Renton has a rich and interesting history as a community. It was the site of an established Native American settlement and changed through the years of early European immigration into a pioneer town. The City incorporated in 1901 and later became a major regional employment center and residential area. The following policies are intended to guide efforts to recognize and integrate Renton’s past into future development as the City evolves into a dynamic urban community.

Objective LU-O: Communicate Renton’s history by protecting historic and archaeological sites and structures when appropriate and as opportunities arise.

Policy LU-61. Historic resources should continue to be identified and mapped within the City as an on-going process.

Policy LU-62. Natural and cultural resources should be identified by project proponents when applying for land use approval, as part of the application submitted for review. Suspected or newly discovered historic or cultural sites should be kept free from intrusions for a reasonable time until their value is determined.

Policy LU-63. Potentially adverse impacts on cultural resources deemed to be significant should be mitigated as a condition of project approval. Implementation of this policy should occur within three years of the adoption of the 2004 Update.

Policy LU-64. The City should work cooperatively with King County by exchanging resource information pertaining to natural and cultural resources.

Policy LU-65. Historical and archaeological sites, identified as significant by the City of Renton, should be preserved and/or incorporated into development projects.

Policy LU-66. Downtown buildings and site development proposals should be encouraged to incorporate displays about Renton's history, including prominent families and individuals, businesses, and events associated with downtown's past. Implementation of this policy should occur within three years of the adoption of the 2004 Update.

XII. SHORELINES OF THE STATE: LAND USE, RECREATION, AND CIRCULATION MANAGEMENT

Summary: Shorelines are of limited supply and are faced with rapidly increasing demands for uses such as marinas, fishing, swimming and scenic views, as well as recreation, private housing, commercial and industrial uses. The Washington State Shoreline Management Act (SMA) passed in 1971 and is based on the philosophy that the shorelines of our State are among our most "valuable" and "fragile" natural resources and that unrestricted development of these resources is not in the best public interest. Therefore, planning and management are necessary in order to prevent the harmful effects of uncoordinated and piece-meal development of our State's shorelines.

Under the Washington State SMA, local governments have the primary responsibility for initiating the planning program and administering the regulatory requirements of the Act, with the Department of Ecology acting in a supportive, review, or approval capacity depending on the particular shoreline proposal and regulatory requirements.

Jurisdiction

Approximately 18 miles of shoreline in the City of Renton are under the jurisdiction of the SMA as shown in Figures XII-A and XII-B:

1. Cedar River.
2. Green River.
3. Lake Washington.
4. May Creek from the intersection of May Creek and N.E. 31st Street in the southeast quarter of the southeast quarter of Section 32-24-5E WM downstream in a northeasterly direction to its mouth at Lake Washington.

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5. Springbrook Creek from the Black River on the north to S.W. 43rd Street on the south.
6. Black River.

All are considered as Shorelines of the State. Further, by State standards, the Green River and Lake Washington are classified as Shorelines of State-wide Significance, requiring more close review and regulation, and comprise approximately 5.8 miles of the shorelines of the State regulated by City of Renton.

Shoreline Master Programs

As set forth in the provisions of the Act, local governments must fulfill the following basic requirements for regulated shorelines:

- Compilation of a comprehensive inventory which includes a survey of natural characteristics, present land uses, and patterns of ownership.
- Development of a Master Program, including, goals, policies, and regulations to provide an objective guide for regulating the use of shorelines.
- Administration of a shoreline permit system for proposed substantial development on Shorelines of the State regulated by Renton.

In compliance with the inventory requirement of the Act, the Renton Planning Department conducted a comprehensive inventory of the natural characteristics, present land uses, and patterns of ownership along the City's shoreline. The inventory was completed in October 1972, and provided a substantial basis for the development of this Master Program. The Renton Shoreline Master Program (RSMP or SMP) shoreline environments and specific use regulations reflect the local conditions that are documented in that inventory. As updates have been prepared over time for particular locations or for particular policies or regulations, additional inventory and analysis documentation has been supplied in accordance with the SMA and Washington Administrative Code requirements.

The City of Renton, with the help of its local citizens, developed a SMP in compliance with the Act to serve as a guide for regulating use of the Shorelines of the State within Renton's jurisdiction. The components of the Renton SMP, and their location in the City's plans and regulations, are as follows:

- Shoreline goals, objectives, policies:
 - Land Use Element Subsection - Shorelines of the State: Land Use, Recreation, and Circulation Management
 - Environment Element Subsection - Shorelines of the State: Natural Resources and Hazard Management
- Shoreline use environments:

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- Land Use Element Subsection - Shorelines of the State: Land Use, Recreation, and Circulation Management
- Renton Municipal Code, Title 4.
- Shoreline use regulations, and provisions for variances and conditional uses.
 - Renton Municipal Code, Title 4.

Management Objectives & Intent

The basic intent of the RSMP is to provide for the management of shorelines of the State within Renton's jurisdiction by planning for and fostering all reasonable and appropriate uses and to ensure, if development takes place, that it is done in a manner which will promote and enhance the best interests of the general public. The RSMP has further been composed to protect the public interest and general welfare in shorelines regulated by Renton and, at the same time, to recognize and protect owners' legal property rights consistent with the public interest. The goals and policies of the RSMP are formulated so as to enhance the public use and enjoyment of the shorelines so long as that public use is consistent with, and does not impair, legal private property rights. It is recognized that the Shorelines of the State found in Renton are located within a major urbanized area, and that they are subject to ever increasing pressures of additional uses necessitating increased coordination in the management and development of the shorelines. An attempt has, therefore, been made to present a planned, rational, and concerted effort to increase coordinated and optimum utilization of the Shorelines of the State under Renton's jurisdiction.

The SMA legislative policy indicates that uses are *preferred* on Shorelines of the State as follows:

“In the implementation of this policy the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally. To this end uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the state's shoreline. Alterations of the natural condition of the shorelines of the state, in those limited instances when authorized, shall be given priority for single family residences and their appurtenant structures, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the state, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the state. Alterations of the natural condition of the shorelines and shorelands of the state shall be recognized by the department. Shorelines and shorelands of the state shall be appropriately classified and these classifications shall be revised when circumstances warrant regardless of whether

the change in circumstances occurs through man-made causes or natural causes.” (RCW 90.58.020, excerpted in part)

Additionally, the Master Program has also been formulated so as to provide for uses of Shorelines of Statewide Significance (i.e. Lake Washington; Green River) in the following order of preference consistent with the SMA:

1. Recognize and protect the state-wide interest over local interest on shorelines of state-wide significance.
2. Preserve the natural character of the shorelines.
3. Result in long-term over short-term benefits.
4. Protect the resources and ecology of the shorelines.
5. Increase public access to publicly owned areas of the shorelines.
6. Increase recreational opportunities for the public in the shorelines.
7. Provide for any other element deemed appropriate or necessary.

It should also be noted that the Washington State Department of Ecology has designated Lake Washington as a "region" for the purpose of shoreline planning. The Lake Washington Regional Shoreline goals and Policies adopted by the Regional Citizens Advisory Committee on October 31, 1973, were considered in the formulation of the RSMP.

Shoreline Use Environments

Summary: Shorelines of the State are to be classified into “use environments” based upon current development pattern, biophysical capabilities, and other factors. Policies, standards, and regulations can be customized by use environment, shoreline, and use depending on needs. Generally, regulated shorelines include the water bodies and their shorelands extending landward from the floodway or ordinary high water mark for two hundred (200) feet in all directions. This jurisdictional area increases to include all marshes, bogs, swamps, and river deltas, associated with the regulated Shorelines of the State. The total of this area is subject to shoreline use classification and regulation.

Objective LU-DDDD: *Categorize shorelines based on the existing development pattern, the biophysical capabilities and limitations of the area being considered for development, and the goals and aspirations of local citizenry.*

Policy LU-460. Three environments, Natural, Conservancy, and Urban, are to be designated on Shorelines of the State to provide a uniform basis to apply policies and use regulations within distinctively different shoreline areas. These classifications are applied at a programmatic level on Figure XII-A and XII-B.

Policy LU-461. Natural Environment Classification. Shoreline areas meeting the following intent and characteristics should be designated with the Natural use environment classification:

A. Natural Environment Intent: The purpose of the Natural environment is to protect and preserve unique and fragile shoreline or wetland environments in their natural state. The Natural environment is intended to provide areas of wildlife sanctuary and habitat preservation.

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B. Areas to be designated Natural Environment Shorelines: Areas that are to be designated Natural environment should include:

1. Areas that are unique or fragile.
2. Floodway areas.

C. Acceptable Activities and Uses: The primary human-related activities are intended to be floodway drainage or storage. Limited public access and passive recreation opportunities, when compatible with the unique and fragile characteristics, may be allowed.

Policy LU-462. Conservancy Environment Classification. Shoreline areas meeting the following intent and characteristics should be designated with the Conservancy use environment classification:

A. Conservancy Environment Intent: The purpose in designating a Conservancy environment is to protect, conserve, and manage existing areas with irreplaceable natural or aesthetic features in essentially their native state, while providing for limited use of the area. The Conservancy environment is intended to provide a pleasant break in the surrounding urban community. This environment seeks to satisfy a portion of the present and future needs of Renton.

B. Areas to be Designated as a Conservancy Environment: Areas that are to be designated Conservancy environment should include:

1. Areas of high scenic value.
2. Valuable areas for wildlife habitat.
3. Hazardous slope areas.
4. Flood-prone areas.
5. Areas which cannot provide adequate utilities for intense development.
6. Areas with unique or fragile features.

C. Acceptable Activities and Uses: Activities and uses considered to be acceptable in a Conservancy environment are those of a nonconsumptive nature which do not degrade the existing character of the area. Uses that are to be predominant in a Conservancy environment are low density residential, passive agricultural uses such as pasture or range lands, and passive outdoor recreation. Active public recreation when compatible with the biophysical characteristics of the land may also be allowed.

Policy LU-463. Urban Environment Classification. Shoreline areas meeting the following intent and characteristics should be designated with the Urban use environment classification:

A. Urban Environment Intent: The purpose of the Urban environment is to ensure optimum utilization of shorelines within urbanized areas by providing for public use, especially access to and along the water's edge, and by managing development so that it enhances and maintains shorelines for a multiplicity of viable and necessary urban uses.

B. Areas to be Designated as an Urban Environment: The Urban Environment is particularly suitable to those areas presently subjected to extremely intensive use pressure, as well as areas planned to accommodate intensive urban expansion. On certain shorelines planned for future urban expansion, there should be limitations based on the physical aspects of the site. Shorelines of the State regulated by the City which are not designated as Conservancy or Natural are designated as Urban.

C. Acceptable Uses and Activities:

High-intensity Land Uses: The Urban environment is an area of high-intensity land use including residential, commercial, and industrial development.

Water-Oriented Activities: Because shorelines suitable for urban uses are a limited resource, emphasis should be given to development within already developed areas and particularly to water-oriented industrial and commercial uses.

Public Access: Priority is also given to planning for public visual and physical access to water in the Urban environment. To enhance waterfront and ensure maximum public use, industrial and commercial facilities should be designed to permit pedestrian waterfront activities where practicable, and the various access points ought to be linked to non-motorized transportation routes such as bicycles and hiking paths.

Shoreline Uses and Activities

Objective LU-EEEE: *Plan and coordinate the shorelines of the State to afford best use of the limited water resource, and to provide natural amenities within an urban environment.*

Policy LU-464 Reasonable and appropriate shoreline uses and activities should be allowed based upon the following parameters:

1. Short-term economic gain or convenience in development should be evaluated in relationship to potential long-term effects on the shoreline.
2. Increases in the density or intensity of shoreline uses or activities as a result of Comprehensive Plan, zoning, or development regulation amendments should only be allowed when:
 - a. There is a demonstrated need for the use or activity; and
 - b. The uses or activities are consistent with the Comprehensive Plan vision; and
 - c. The use or activity is consistent with the use preference policies in this Section.
3. Mixed-use developments or activities along shorelines should be planned where location and integration of compatible uses or activities are feasible, and when consistent with Policy LU-467.
4. Shoreline uses and activities should be developed with uniform or coordinated site and architectural design. Buildings, fences, and other structures should be sited to avoid or reduce impacts to public views of the shoreline. Landscaping

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should be employed to reduce from public view outdoor work or storage areas. These aesthetic considerations should be encouraged when contemplating new development, extensive redevelopment of existing facilities or for general enhancement of shoreline areas.

5. Shoreline uses and activities should be discouraged if they would cause significant noise or odor or unsafe conditions that would impede the achievement of shoreline use preferences on the site or on adjacent or abutting sites.
6. All shoreline developments should be designed and constructed to protect the rights and privacy of adjacent property owners.

Policy LU-465 Shoreline Master Program policies, environments, regulations, and permit review should be applied to achieve the following use preferences on Shorelines of Statewide Significance which includes Lake Washington, as follows:

1. Recognize and protect the statewide interest over local interest, and promote long-term benefits over short-term benefits. Consider Federal, State, and regional policies and programs.

2. Preserve the natural character, resources, and ecology of the shoreline. Measures may include, but are not limited to:

- a. Requiring uses and activities to be designed to avoid unique and fragile areas;
- b. Reviewing and conditioning proposals to achieve no-net-loss of shoreline ecological function;
- c. Promoting watershed enhancement, fish passage enhancement, or other shoreline ecology enhancement proposals.

3. Increase public access to publicly owned areas of the shorelines, and increase recreational opportunities for the public in the shorelines.

4. a. Provide opportunities for water-oriented uses, which include water dependent, water related, or water enjoyment uses:

- i. Water Dependent Development: Water dependent uses are uses that cannot exist in any other location and depend on a water or waterfront location. Examples of water dependent development include, but are not limited to, marinas, ferry terminals, float plane facilities, and other uses that are dependent upon a water location.
- ii. Water Related Uses: Water related uses include uses that support a water dependent use or have a functional requirement for a waterfront location. Examples of water related uses include, but are not limited to, warehousing goods transported by water, log storage, or other uses that depend on a waterfront location.
- iii. Water Enjoyment Uses: Water enjoyment uses include recreational uses or uses facilitating public access for a substantial number of people. Examples may include, but are not limited to,

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ecological reserves, parks, piers, restaurants, museums, aquariums, hotels/resorts, mixed-use commercial/office, or others which facilitate public access.

b. Non-water oriented uses may be considered water oriented uses when significant public access is provided.

5. Provide for any other shoreline activity or use deemed appropriate or necessary, and consistent with the State Shoreline Management Act and the Renton Shoreline Master Program policies.

Policy LU-466 Except for Lake Washington which is addressed in Policy LU-465, Shoreline Master Program policies, environments, regulations, and permit review should be applied to achieve the following use preferences on Shorelines of the State:

1. Preference should be given to those uses or activities which:

a. Enhance the natural amenities of the shorelines, such as, but not limited to, activities which promote watershed enhancement, fish passage enhancement, reduced impervious surfaces, or other shoreline ecology enhancement proposals; and/or

b. Depend on a shorelines location or provide public access to the shorelines, such as water dependent, water related, or water enjoyment uses, as described in Policy LU-465, subsection 4.

2. Alterations of the natural condition of the shorelines of the state, developed in consideration of critical areas and protective of unique and fragile areas, are given priority for:

Single family residences and their appurtenant structures;

Shoreline recreational uses such as parks, marinas, piers, and other improvements facilitating public access to shorelines of the state;

Industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the state; and

Additional water dependent, water related, and water enjoyment uses, or other development that will provide an opportunity for substantial numbers of the people to enjoy the Shorelines of the State.

Policy LU-467 Those shoreline uses or activities which are not water-oriented should be encouraged to relocate away from the shoreline.

Policy LU-468. Plans should be developed for shorelines particularly suited for water-dependent uses or activities.

Policy LU-469. Festivals and temporary uses involving public interest and not substantially or permanently impairing water quality, water flow or unique and fragile areas may be allowed.

Shoreline Economic Uses

Objective LU-FFFF: *Existing economic uses and activities on the shorelines are to be recognized and economic uses or activities that are water-oriented are to be encouraged.*

Policy LU-470. Economic uses and activities which are not water-oriented should be discouraged. In those instances where such uses or activities are permitted, public access to and along the water's edge should be provided.

Policy LU-471. Future economic uses and activities should utilize the shoreline in an efficient manner.

1. Economic uses and activities should locate the water-oriented portion of their development along the shoreline and place inland all facilities which do not require a water's edge location.
2. The length, width, and height of over-water structures should be limited to the smallest reasonable dimensions.
3. Shoreline developments should be designed to enhance the scenic view.

Policy LU-472. Mixed-use economic developments on the shoreline should be encouraged to provide public recreational opportunities wherever feasible.

Policy LU-473. Shoreline facilities for the moorage and servicing of boats and other vessels, may be allowed in appropriate locations within commercial or industrial zones, and should be prohibited in single family zoned areas wherever feasible, unless part of a public recreation property in a residential zone.

1. Commercial dockings and marinas are to meet all health standards.
2. Marinas and other economic activities are to be required to contain and clean up spills or discharges of pollutants associated with boating activities.
3. Shoreline facilities for the moorage and servicing of boats and other vessels should be developed in size and location when it would not impair unique or fragile areas, or impact Federal or State listed species.

Policy LU-474. The expansion of log raft storage on Lake Washington should be discouraged.

Policy LU-475. Containment or mitigation of pollutants is to be required of all economic activities on the shoreline by property owner and/or operator.

Shoreline Residential Uses

Objective LU-GGGG: *Existing residential uses are to be recognized, but future residential development should optimize regulated public access to and along the shorelines consistent with legal property rights of the owner.*

Policy LU-476. Residential uses over water should not be permitted.

Policy LU-477. Residential development should not be constructed in unique and fragile areas.

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Policy LU-478. New residential developments along or impinging upon the shoreline should be permitted only where sanitary sewer facilities are available.

Policy LU-479. Future shoreline subdivision, multifamily developments, and planned urban developments (P.U.D.) should provide regulated public access to and/or along the water's edge.

Policy LU-480. New residential developments should optimize utilization of open space areas.

Policy LU-481. All further development on the shorelines of the May Creek east of FAI-405 right-of-way and that portion of Springbrook Creek beginning from approximately SW 27th Street on the north to SW 31st Street on the south, abutting City-owned wetlands in this area, and for that portion of the west side of the Creek in the vicinity of SW 38th Street abutting the City's recently acquired Wetlands Mitigation Bank should be compatible with the existing natural state of the shoreline.

1. Low density development should be encouraged to the extent that such development would permit and provide for the continuation of the existing natural character of the shoreline, and is consistent with the underlying zoning.
2. For the subject locations, the waterways should be left in an undeveloped natural state as much as possible.

Shoreline Recreation

Objective LU-HHHH: *Water-oriented recreational activities available to the public are to be encouraged.*

Policy LU-482. Water-oriented recreational activities should be encouraged.

1. Accessibility to the water's edge should be improved.
2. Shoreline park areas should be increased in size and number.
3. Areas for specialized recreation should be developed.
4. Both passive and active recreational areas are to be provided.

Policy LU-483. Recreational fishing should be supported, maintained and increased.

Policy LU-484. As private shorelands are developed, rights of public access should be attained based upon public access and recreation plans developed by the City.

Policy LU-485. Local jurisdictions should join in a cooperative effort to expand recreational opportunities through programs of acquisition, development, and maintenance of waterfront areas.

Policy LU-486. Subject to State and Federal regulations, the water's depth may be changed to foster recreational aspects.

Shoreline Public Access

Objective LU-III: *Increase public accessibility to shorelines, and preserve and improve the natural amenities.*

Policy LU-487. Public access should recognize and be consistent with legal property rights of the owner.

Policy LU-488. Just compensation should be provided to property owners for land acquired for public use.

Policy LU-489. Public access to and along the water's edge should be consistent with public safety and preservation/conservation of the natural amenities.

Policy LU-490. Public access to and along the water's edge should be available throughout publicly owned shoreline areas.

Policy LU-491. Public access from public streets should be made available over public property or by easement.

Policy LU-492. Future multi-family, planned urban developments, subdivisions, commercial and industrial developments should be encouraged to provide public access along the water's edge.

Policy LU-493. Private access to the publicly owned shoreline corridor should not be denied to owners of property contiguous to said corridor.

Policy LU-494. When making extensive modifications or extensions to existing structures, multi-family, planned urban development, subdivision, commercial and industrial developers should be encouraged to provide for public access to and along the water's edge if physically feasible.

Policy LU-495. High-rise structures in the shoreline jurisdiction generally should not be permitted, but could be permitted in the shoreline jurisdiction if:

1. Views of the shoreline would not be substantially obstructed due to topographic conditions, and
2. Some overriding considerations of the public interest would be served.

Shoreline low-rise development should provide substantial grade level views of the water from public shoreline roads running generally parallel to the water's edge.

Policy LU-496. Both passive and active public areas should be designed and provided.

Policy LU-497. In order to encourage public use of the shoreline corridor, public parking should be provided at frequent locations.

Policy LU-498. Preservation or improvement of the natural amenities should be a basic consideration in the design of shoreline areas to which public access is provided, including the trail system.

Policy LU-499. In planning for public access, emphasis should be placed on foot and bicycle paths rather than roads, except in areas where public boat launching would be desirable.

Shoreline Circulation

Objective LU- JJJJ: *Minimize motor vehicular traffic and encourage pedestrian traffic within the shorelines.*

Policy LU-500. Shoreline roadways should be scenic boulevards where possible. Road standards should meet roadway function and emergency access standards and provide for multiple modes, while reducing impervious surfaces where feasible, and managing surface water runoff to achieve appropriate water quality.

Policy LU-501. Public transportation should be encouraged to facilitate access to shoreline recreation areas.

Policy LU-502. Pedestrian and bicycle pathways, including provisions for maintenance, operation and security, should be developed.

1. Access points to and along the shoreline should be linked by pedestrian and bicycle pathways.
2. Separate pedestrian and bicycle pathways should be included in new or expanded bridges or scenic boulevards within the shorelines.
3. Separate pedestrian and bicycle pathways should be included in publicly financed transportation systems or rights-of-way, consistent with public interest and safety.

Policy LU-503. Commercial boating operations, other than marinas, should be discouraged, but if permitted, should be limited to commercial and industrial areas.

Shoreline Historic/Cultural/Scientific/Education Resources & Activities

Objective LU-KKKK: *Shoreline areas having historical, cultural, educational, or scientific value should be retained.*

Policy LU-504. Through programs, acquisition, or regulations, shoreline sites with historic, cultural, educational, or scientific value should be protected, and such features may be integrated with other shoreline uses if appropriate to the character of the resource.

Policy LU-505. Historic and Archaeological Resources Objective LU-O and associated policies are incorporated by reference as part of the City of Renton Shoreline Master Program objectives and policies.

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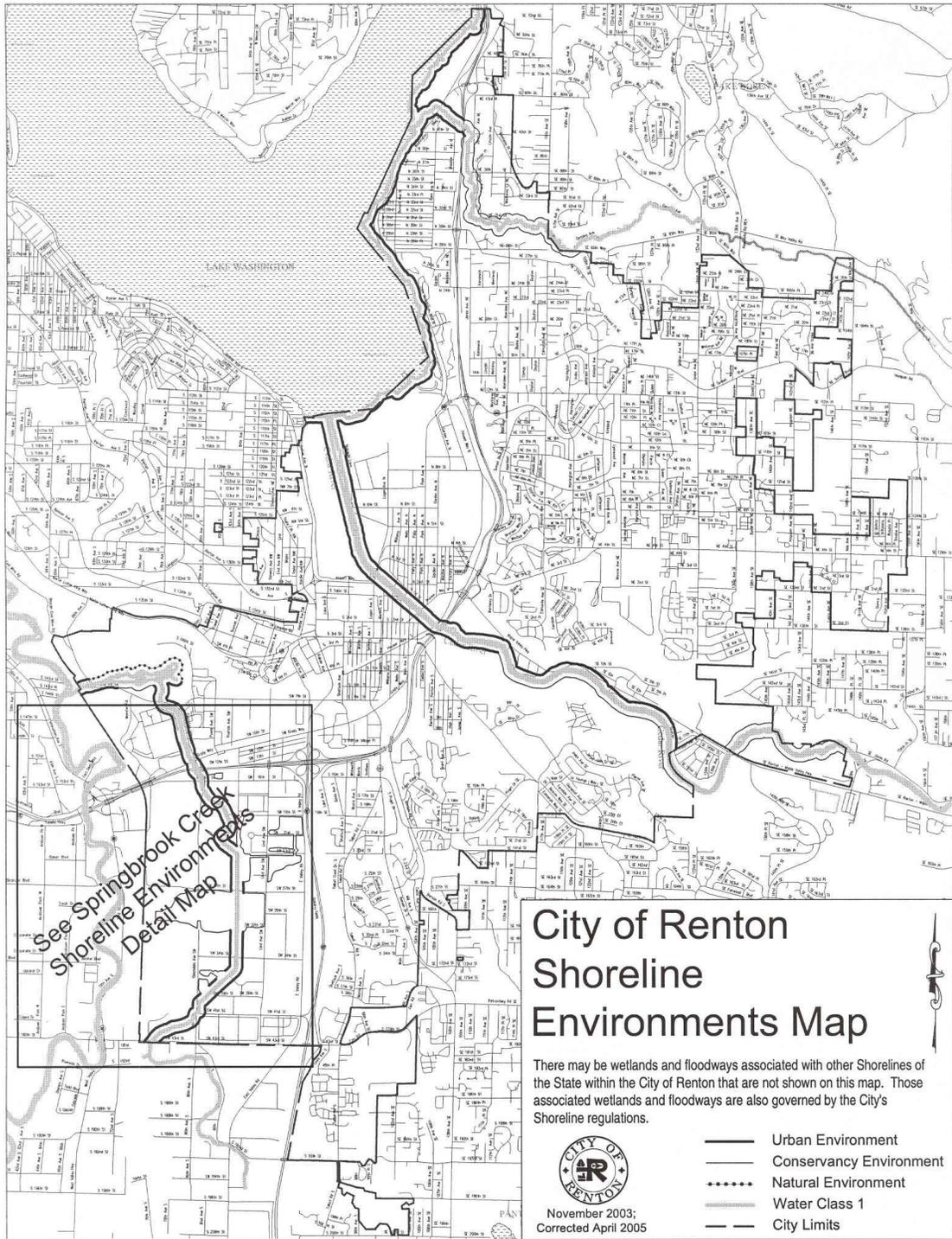
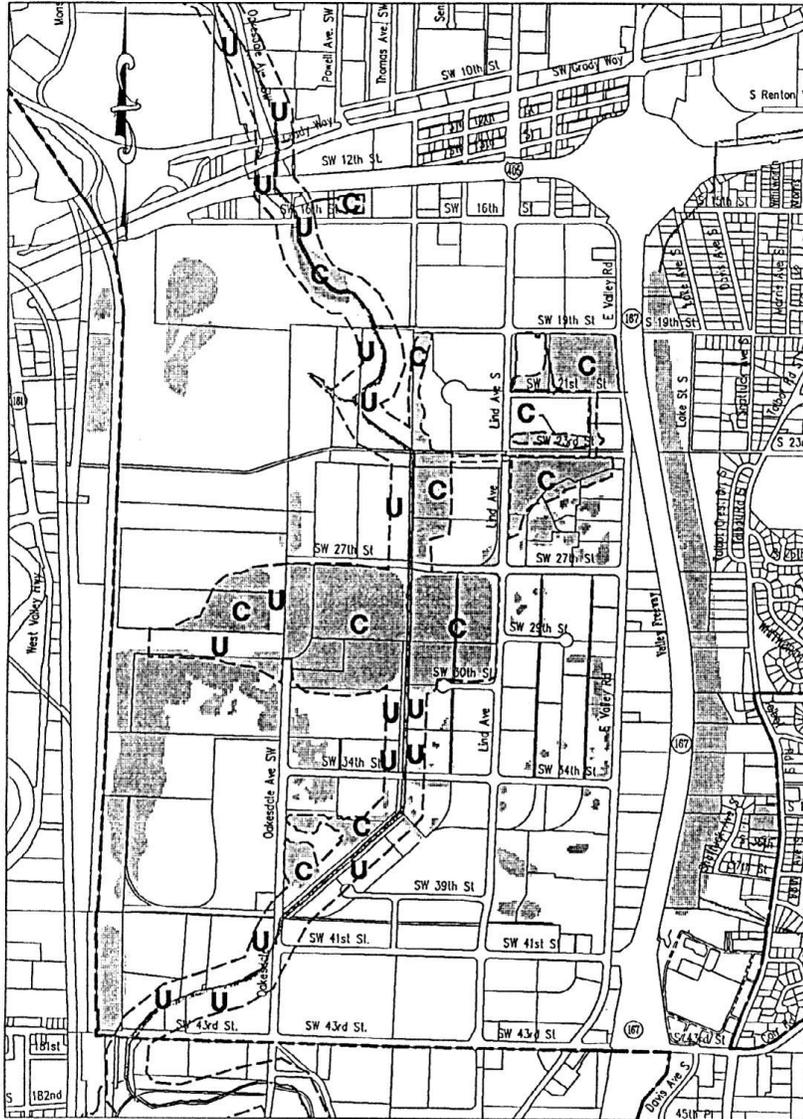
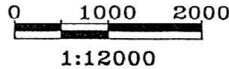


Figure XII-A: City of Renton Shoreline Environments Map

CITY OF RENTON
 SHORELINE MASTER PROGRAM
 SPRINGBROOK CREEK
 SHORELINE BOUNDARY MAP



PLANNING/BUILDING/PUBLIC WORKS
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 January 1994



- U** Urban Environment
- C** Conservancy Environment
- Wetlands
- Shoreline Boundary
- City Limits

Note: This map depicts the approximate location of the Springbrook Creek shoreline boundary and associated wetlands governed by the Renton Shoreline Master Program. Application of the Renton Shoreline Master Program to a property is determined on a site-specific basis by the Development Services Division utilizing the regulations and definitions in the Program and any site specific environmental analysis.

Figure XII-B: City of Renton Springbrook Creek Shoreline Environments Detail