



## King County

Department of Development and Environmental Services

# East Renton Form-Based Code Inventory Analysis

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## I. Demonstration Area Location and Size

The East Renton Form Based Code demonstration area is a suburban residential area within unincorporated King County, east of the City of Renton. The demonstration area is part of the plateau above the Cedar River to the south and May Valley to the north and east. All of the demonstration area is within the Urban Growth Area (UGA); except for a small portion of one property that is split-designated Rural and Urban.

The UGA boundary forms the southern and northern borders of the demonstration area. The city of Renton forms a portion of the western boundary and a ‘peninsula’ within the demonstration area as a result of the Liberty Annexation. This peninsula extends to 164<sup>th</sup> Avenue SE at the edge of Liberty High School and Maplewood Heights Park. The demonstration area roughly forms a backwards “C” around the Liberty Annexation area.

The majority of the area is south of SE 128<sup>th</sup> Street and north of the elevation change above the Cedar River. In the northwest corner the demonstration area extends north to SE 120<sup>th</sup> Street along 155<sup>th</sup> and 156<sup>th</sup> Avenues SE. The width of the demonstration area is from 176<sup>th</sup> Avenue SE in the east to 152<sup>nd</sup> Avenue SE in the west, approximately 1.5 miles.

The total area is 979 acres.