

Comprehensive Plan Update- Land Use

Erika Conkling, AICP
Jennifer Henning, AICP
Kris Sorensen

City of
Renton
Community and Economic Development



Land Use Element Update Goals

- **Update information**
- **Ensure consistency with state, regional, and county planning efforts**
- **Integrate the Community Design Element, Environmental Element, and other City policies**
- **Write clear policies, easy to understand and communicate**
- **Amend zoning and regulations as if needed**



Comprehensive Plan

Adopted November 1, 2004
Ordinance 5099 & 5100



What is required by GMA?

- ✓ **Consistency with VISION 2040 and Countywide Planning Policies (CWPPs)**
- ✓ **Include a Land Use Map**
- ✓ **Plan for physical activity**
- ✓ **Use latest growth projections**
- ✓ **Identify lands for public use and potential acquisitions**
- ✓ **Identify open space corridors**
- ✓ **Land use plan can accommodate projected population**
- ✓ **Airport compatible land use**
- ✓ **Stormwater planning**

What is required by GMA?

- ✓ Use updated Best Available Science to protect critical areas
- ✓ Designate and manage geohazard risks
- ✓ Protect water quality and quantity
- ✓ Regulate flooding areas consistent with Ecology and FEMA guidance
- ✓ Conserve and protect wildlife habitat, with particular emphasis on anadromous fisheries

What is required by VISION 2040?

- ✓ **VISION 2040 Statement**
- ✓ **Regional coordination on multi-county planning policies**
- ✓ **Address the natural environment: stewardship, earth and habitat, water and air quality, and climate change**
- ✓ **Development patterns support the Regional Growth Strategy for housing and employment**
- ✓ **Apply Transportation 2040 Design Guidelines**
- ✓ **Environmentally friendly, energy-efficient building**
- ✓ **Preserve historic, visual, cultural resources**
- ✓ **Public places should create a sense of community**
- ✓ **Address health and active living**

What is required by the CWPPs?

- ✓ **Environmental protection, restoration, conservation: earth and habitat, flood hazards, water resources, air quality and climate change**
- ✓ **Compact, center-focused development patterns that meet growth targets for housing and employment**
- ✓ **Joint planning for annexation areas**
- ✓ **High quality infill in urban areas**
- ✓ **Support local food production**
- ✓ **Provide urban levels of service to urban areas**
- ✓ **Promote renewable and alternative energy**
- ✓ **Consider social equity in siting public facilities**



COMMUNITY PLANNING ELEMENT

Engaging citizens at the local level.

■ Discussion

Through the Community Planning process, communities decide what they want to nurture and what they want to change at a local level and set a vision and goals for the community. Community Plans are a unifying force that identifies local characteristics and addresses local issues that are not in the Comprehensive Plan, such as patterns of land use, design, traffic circulation, and services. Community Plans result from a partnership between the City and community residents, businesses, and other stakeholders in the Planning Area. The purpose of Community Planning is to enhance that which the community values, as well as to identify and assure sensible growth and development, consistent with the Comprehensive Plan. Community Plans align the provision of City services and the allocation of infrastructure investments with community goals and priorities.

■ Goals

CP-1: Engage the public with the opportunity to participate in a partnership with the City shaping the future of their community.

CP-2: Through Community Planning, improve the

coordinating with recognized neighborhood associations, business associations, and other community groups, as well as business owners and community residents.

Policy CP-2: Engage in consistent and ongoing public participation because it is essential in developing relevant plans and in implementing plans successfully.

Policy CP-3: Establish the vision for the Community and identify features and characteristics of communities to retain, develop, preserve, enhance, or correct.

Policy CP-4: Develop plans that supplement and refine the goals, objectives, and policies of the Comprehensive Plan within the Community Planning Areas and that make recommendations on land use designations, design standards, and capital improvements within the Community Planning Areas.

Policy CP-5: Recognize that unique districts and neighborhoods exist within Community Planning Areas and, if appropriate, include provisions for subarea or neighborhood plans for these areas in a Community Plan.

Policy CP-6: Implement Community Plans in

The City of Renton has 10 Community Planning Areas. The City began community planning in 2010 and is working towards adopting plans for each of the Planning Areas.



Four Land Use Element Themes

- Meeting the demands of local and regional growth
- Planning for the efficient use of land
- Protecting the natural environment and ensuring resources for the future
- Promoting a safe, healthy, and attractive community



Meeting the demands of local and regional growth... GOALS

- **Compliance with VISION 2040 and CWPP**
- **VISION 2040 Regional Centers compliance goal**
- **Meet targets for growth, employment, future development intensities**
- **High jobs to housing ratio**
- **Build our Regional Growth Center**
- **Promote annexation where it is in Renton's best interests**
- **Meet regional and local obligations to provide essential public facilities, through collaboration when possible**

Meeting the demands of local and regional growth... **POLICIES**

- **Land capacity in zoning to exceed growth targets, consistent with Centers policies**
- **Parking not a land reserve except in Urban Center**
- **Support compact urban development to improve health outcomes, support transit use, maximize land use efficiency, and maximize public investment in infrastructure and services**
- **Coordinate with King County to ensure consistent land development policies in PAA**
- **Annexation where it is efficient and financially viable**
- **Site and design essential public facilities to be efficient and convenient while minimizing impacts on surrounding uses**

Meeting the demands of local and regional growth... **MAPS AND PLANS**

Maps

- **Map of UGA and PAAs**
- **Urban/Regional Growth Center Map**
- **Map of Essential Public Facilities**
- **Lands for public use**

Plans

- **Countywide Planning Policies**
- **Vision 2040**
- **Renton Capital Facilities Plan**

Meeting the demands of local and regional growth... CODE WORK

- Public Facilities Zoning



Planning for the efficient use of land...

GOALS

- **Minimize aviation risks with compatible land uses**
- **Pursue the transition of non-conformity**
- **Use multiple strategies for high-quality, efficient, compact, healthy, and community-building residential development**
- **Use Centers to achieve growth, transportation, healthy, employment, and economic development goals of the City and region**
- **Allow and encourage of commercial activity to provide employment, services, and tax base**
- **Transform strip commercial into multi-use neighborhood service areas**



Planning for the efficient use of land... POLICIES

- **Restrict land uses consistent with Airport Compatible Land Use Plan**
- **Policies on non-conformity**
- **Policies that define each Land Use Designation**
- **Policies that define each Zoning classification**
- **Identify areas for rapid or temporary housing for disaster relief**
- **Policies related to the Automall**

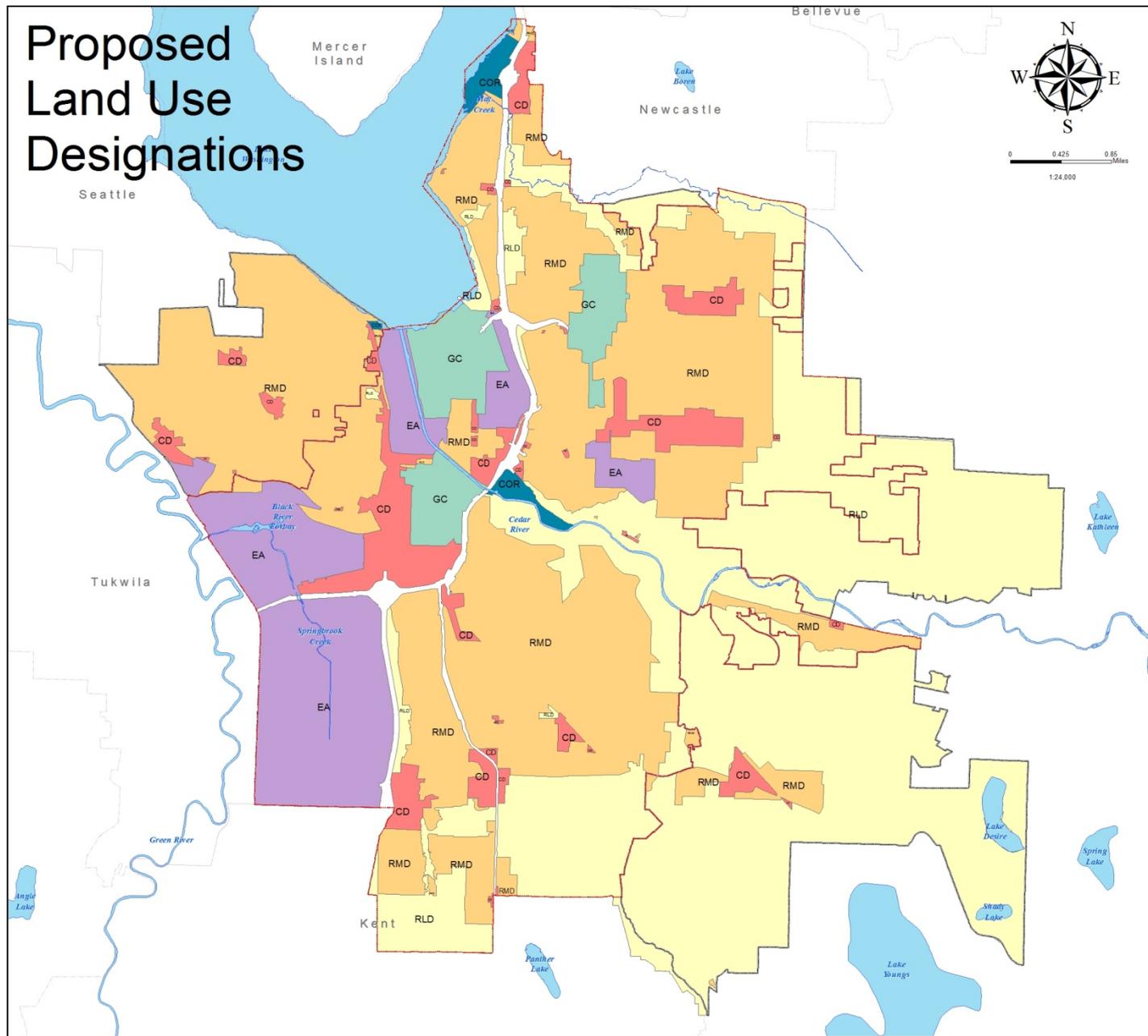
Comprehensive Plan Map

- **Consolidation of Land Use Designations is proposed**
- **Better alignment of function and purpose with Comprehensive Plan policies**
- **Move away from single land use = single zone, or zone only allowed in one land use, system**
- **Reduce requests for Comp Plan Rezones**
- **Allow more flexibility with Hearing Examiner rezones**
- **Set the stage for future zoning classification work**

Comprehensive Plan Map Consolidation

Existing Designation	Implementing Zones-Existing	Proposed Designation	Implementing Zones- Proposed	Analysis
RLD	RC, R-1, R-4, RMH	Residential Low Density (LD)	RC, R-1, R-4, RMH	This would be the same.
RS	R-8	Residential Medium Density (MD)	R-8, R-10, R-14, RMF, RMH	This would combine the current RS, RMD, and (a portion of the) RMF land use designations. This could facilitate zoning consolidation, but could also mean that it would only take a HE rezone to double density in the R-8 or halve the density in the R-14. It would be prudent to develop clear designation criteria for each zone and to simultaneously update our rezoning criteria to provide clear instructions for the HE.
RMD	R-10, R-14, RMH			
RMF	RMF, RMU, RMT	-	-	This would be eliminated- with RMF sent to the RMD designation and RMU and RMT sent to the Growth Centers designation. Currently there are no RMU or RMT zones in the RMF land use designation, and the intensity is really more appropriate in a Center anyway. There is little difference between RMF and R-14 zones in terms of intensity allowed for new development, but the RMF zone does recognize existing garden-style apartments.
UC-D	CD, RMU, RMT, CO	Growth Centers (GC)	CD, RMF, RMU, RMT, CD, CO, UC-N1, UC-N2, CV, R-14	Of all of the consolidations this is the most ambitious, yet from a policy perspective all of our current centers designations are designed to absorb the majority of our growth target. It would be prudent to develop clear designation criteria for each zone, and potentially for each type of center, and to simultaneously update our rezoning criteria to provide clear instructions for the HE to consider. This change could facilitate zoning consolidation or elimination for areas with narrowly targeted zones like UC-N, RMU, or RMT.
UC-N	UC-N1, UC-N2			
CV	CV, RMF, RM-U, RM-T, R-14			
CC	CA, CO, IL	Commercial Development (CD)	CA, CO, IL, CN	The largest impact here is to eliminate CN as a stand-alone land use/zoning designation. This could mean that it would only take a HE rezone to rezone a CN property to higher intensity commercial development. It would be prudent to develop clear designation criteria for each zone and to simultaneously update our rezoning criteria to provide clear instructions for the HE.
CN	CN			
EAI	IL, IM, IH	Employment Area (EA)	CA, CO, IL, IM, IH, RC	This would combine the EAV and EAI land use designations. One of the impacts would be that EA-I properties could potentially be rezoned to CA or CO through a Hearing Examiner Rezone. It would be prudent to develop clear designation criteria for each zone and to simultaneously update our rezoning criteria to provide clear instructions for the HE.
EAV	CA, CO, IL, IM, IH, RC			
COR	COR	COR	COR	This would be the same.

Proposed Land Use Designations



Date: 05/09/2013

Document Path: H:\CECD\Planning\GIS\GIS_projects\complan_amendment\2013\Proposed_Land_Use_Designation_Consolidator\Map\Proposed L

Community & Economic Development

C. E. "Chip" Vincent
Administrator/Planning Director

Adriana Abramovich
GIS Analyst



- Renton City Limits
- PAA Boundary

Proposed Land Use

- CD - Commercial Development
- COR - Commercial Office Residential

- EA - Employment Area
- GC - Growth Centers
- RLD - Residential Low Density
- RMD - Residential Medium Density

Planning for the efficient use of land...

MAPS AND PLANS

Maps

- **Future Land Use Map- Comprehensive Plan Map**
- **Automall Map**

Plans

- **Airport Compatible Land Use Program**
- **Airport Layout Plan Update**

Planning for the efficient use of land... CODE WORK

- Update airport compatible land use regulations
- Review criteria for Hearing Examiner rezones



Protecting the natural environment and ensuring resources for the future...

GOALS

- **Protect aquifer, waterbodies, air quality & critical areas such as slopes, streams, wetlands, Maintain Urban Separator**
- **Environmental sustainability for future generations**
- **Climate change and greenhouse gas emissions**
- **Trees & urban forest development**
- **Support agriculture compatible with urban development**
- **Coordinate and meet regional goals**

Protecting the natural environment and ensuring resources for the future... POLICIES

- Community gardens and residential gardening
- Urban separators
- Importance of trees, forests, & canopy for ecosystem
- Work with public and private entities to establish and achieve goals
- Reduction of pollutants

Protecting the natural environment and ensuring resources for the future... MAPS AND PLANS

Maps

- **Critical Areas Maps**

Plans

- **Urban and Community Forestry Development Plan**
- **Clean Economy Strategy**
- **Best Available Science report**
- **Puget Sound Clean Air Agency policy document**
- **Basin, watershed plans**
- **Hazard Mitigation Plan**

Protecting the natural environment and ensuring resources for the future... CODE WORK

- **Urban Forestry Ordinance**
- **Update of Critical Areas Rules**



Promoting a safe, healthy, and attractive community... GOALS

- **Maintain the City's cultural history**
- **Raise aesthetics through quality design**
- **Develop with high quality design to strength the economy**
- **Maintain a high quality of life as Renton grows**
- **Incorporate green building and infrastructure**
- **Cultivate arts & culture**
- **Build strong communities through healthy lifestyles, active transportation, access to local food, environmental sustainability, & a feeling of community.**

Promoting a safe, healthy, and attractive community... POLICIES

- Identify, catalogue and protect historic, cultural & archaeological resources.
- Protect natural areas, and incorporate into planning proposals as possible
- Establish community design policies:
 - Neighborhoods
 - Gateways
 - Development sites



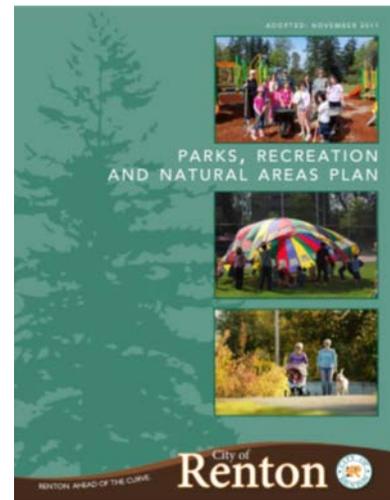
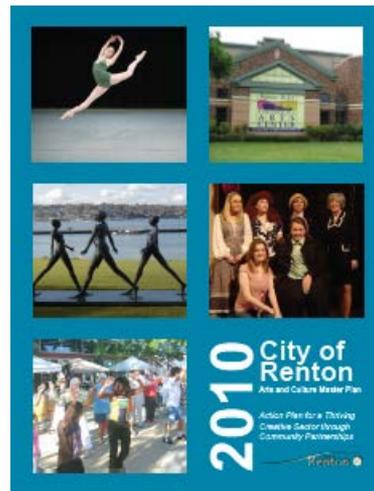
Promoting a safe, healthy, and attractive community... POLICIES

- Create community gathering places with access to light and air.
- Provide for context sensitive design that reflects the community and is context sensitive
- Landscaping as a complement to the natural and built environment
- Complete streets
- Lighting/signage/parking/the arts
- Promote sustainable building and infrastructure



Promoting a safe, healthy, and attractive community... PLANS

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



Promoting a safe, healthy, and attractive community... **CODE WORK**

- **Potential Historic Preservation Ordinance**



© Renton History Museum. All rights reserved.

Next Steps

- **Discuss tonight the proposed list of goals and policies for the Land Use Element**
- **Public Workshop scheduled for June 26th**
- **Report back on Public Workshop in July, with chance for Planning Commission input**
- **Draft Land Use Element in September**
- **Public hearing tentatively scheduled for October**