

CPA #T-08 CITY CENTER PLAN

Initiated by: City of Renton

Applicant: City of Renton

General Description

In 2009, the City began the process to develop a Community Plan for the City Center Community Planning Area. The plan is nearly complete and is anticipated to be adopted by Council soon. Staff proposes adding a new subsection to the Community Planning element of the Comprehensive Plan titled Adopted Community Plans which states that the City Center Community Plan was adopted by Ordinance, the date of adoption, and states where full copies of the plan are available.

Impact Analysis

Effect on rate of growth, development, and conversion of land as envisioned in the Plan

The proposal has no effect on rate of growth, development, and/or the conversion of land as envisioned in the Plan.

Effect on the City's capacity to provide adequate public facilities

This proposal has no effect on the City's ability to provide adequate public facilities.

Effect on the rate of population and employment growth

There is no effect on the rate of population and employment growth created by this proposal.

Whether Plan objectives are being met as specified or remain valid and desirable

The proposed amendment meets all Plan objectives in the Community Planning element. In particular the adoption of the City Center Community Plan will help meet Objective CP-B which states that community plans should "foster community character and identity". The City Center Community Plan works toward this objective in many ways, such as plan strategy 1.2.1 which calls for the consideration of "adoption of a historic preservation ordinance that would protect significant historic features throughout the City Center".

Effect on general land values or housing costs

This proposal has no effects on general land values or housing costs.

Whether capital improvements or expenditures are being made or completed as expected

There are no capital improvements or expenditures being made or completed in relation to this proposal.

Consistency with GMA, the Plan, and Countywide Planning Policies

The proposal is consistent with GMA, Renton's Comprehensive Plan, and Countywide Planning Policies.

Effect on critical areas and natural resource lands

There are no effects on critical areas and/or natural resource lands caused by the proposed amendment.

Effect on other considerations

This proposed amendment has no effect on other considerations.

Review Criteria

RMC 4-9-020G states that the proposal shall demonstrate that the requested amendment is timely and meets at least one of the following criteria:

1. The request supports the Vision embodied in the Comprehensive Plan, or
2. The request supports the adopted business plan goals established by the City Council, or
3. The request eliminates conflicts with existing elements or policies, or
4. The request amends the Comprehensive Plan to accommodate new policy directives of the City Council.

This amendment meets Criteria #1. The Vision for the City includes a vision of “a community that is healthy and safe, that has cohesive, well-established neighborhoods and a growing diversity of housing to match the diversity of the population with its various needs and wants”. The City Center Community Plan works to fulfill this vision in many ways. For example, the City Center Plan seeks to encourage the preservation of the single family neighborhoods while balancing the visual and physical impacts of higher density development that is anticipated to occur along the edges of the single family areas. The plan also seeks to ensure opportunities for safe and healthy activity by calling for improved pedestrian scaled lighting and the full implementation of the Tri-Park Master Plan.

Staff Recommendation

Amend the Community Planning element to recognize the adoption of the City Center Community Plan.

Implementation Requirements

Amend appropriate text.