

D#24 BULK STANDARDS AND NET DENSITY CALCULATIONS

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report provides responses to issues that were raised at a Planning Commission meeting regarding amendments to the Renton Municipal Code Development Regulations (Title IV). It also includes additional information that staff has identified as being necessary to include in the analysis for amendments.

General Description

This proposal would evaluate the method of height measurement for structures. The analysis would focus on measuring height from the existing grade, rather than finished grade. Furthermore, the definition of height would be revised to be consistent with the definition in the International Building Code, which defines building height as the vertical distance from grade plane to the average height of the highest roof surface.

In addition, the definition of net density would be reviewed with a recommendation to exempt slopes that were created by previous development (subject to a case-by-case determination). The net density definition would also be revised to exempt trails from the calculation.

Planning Commission Issue: *Bulk Standards (Height) - The Commission requested that an illustration be provided that gives guidance on measuring height on a sloped site.*

Net Density - The Commission requested that it be made clear that allowing protected slopes created by previous development in the area used to calculate net density be on a "case-by-case" basis only.

Staff Response: Bulk Standards (Height) - An illustration is being prepared, modeled after a graphic provided on the City of Seattle's website.

Net Density - The definition of net density was presented to evaluate on a case-by-case basis those protected slopes created by previous development.

Other Issues: Building Height - Staff requests that Renton Municipal Code be amended to clarify that building height does not include certain mechanical systems such as elevator shafts and internal stairwells, because such structures must exceed the highest roof plane in order to function properly.