

D# 02 INDOOR RECREATIONAL USES

General Description

The City of Renton Planning Division made this docket item request. This item proposes to amend the Zoning Use Table, RMC 4-2-060J, to permit new Indoor Recreational Uses in the Industrial Light (IL), Commercial Neighborhood (CN), Center Downtown (CD), Commercial Office (CO), Commercial/Office/Residential (COR), and the Urban Center North 1 & 2 (UC-N1 & UC-N2) zoning designations, subject to some restrictions. The proposed restrictions include:

- In the IL zone, the indoor recreational use would only be permitted in the Employment Area Valley (EAV);
- In the CN zone, this use would be limited to a maximum gross floor area of 3,000 square feet;
- In the CD zone, the use must be located within a mixed-use structure;
- In the CO zone, this use would be limited to health clubs/fitness centers/sports clubs, which shall be developed as part of larger office structures. Such uses shall not stand alone and shall not occupy more than twenty five percent (25%) of any one floor of a building whose primary use is office;
- In the COR zone, this use would only be allowed in conjunction with offices, residences, hotels, and convention centers, or research and development facilities, and should be architecturally and functionally integrated into the development;
- In the UC-N1 zone, freestanding structures would not be permitted unless architecturally and functionally integrated into an overall shopping center or mixed use development.
- In the UC-N2 zone, the use must be located within a mixed-use structure.

Impact Analysis

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

The proposal's effect on the rate of growth, development, and conversion of land as envisioned in the Comprehensive Plan is not expected to change. Title IV defines indoor recreational uses as follows:

“RECREATIONAL FACILITIES, INDOOR: A place designed and equipped for the conduct of sports and leisure-time activities within an enclosed space. Examples include gymnasiums, amusement arcades, health and fitness clubs, indoor tennis and racquetball courts, bowling alleys, and indoor swimming pools. This definition excludes indoor sports arenas, auditoriums, and exhibition halls.”

Currently the City of Renton only permits these uses outright in Commercial Village (CV) and Commercial Arterial (CA) zoning designations. These uses are also permitted in the Residential 4 (R-4) zone, subject to a Hearing Examiner Conditional Use Permit, and in the Residential 14 (R-14) zone, limited to 10 percent of the net developable area of the property and 3,000 square feet of gross floor area.

The intensity of indoor recreation uses can vary, largely dependent upon the exact use that develops in a location, for example, a small ballet studio would be significantly less intense than a large indoor go-cart track or hockey rink. In each new zone where indoor recreational uses are proposed to be permitted, restrictions are also proposed that are intended to limit size, bulk, or location to restrict incompatible uses that would otherwise be permitted.

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

Not applicable. There are no anticipated effects on the City's capacity to provide adequate public facilities created by the proposed changes.

Effect on the rate of population and employment growth

The proposed amendment would not affect the rate of population and employment growth. Permitting new indoor recreation uses in the IL zone may reduce the amount of land available for light industrial uses within the City. Currently, we permit many retail and office uses on IL zoned properties located within the EAV. As such, permitting new indoor recreation uses on IL zoned properties within the EAV would be consistent with existing uses already permitted within this zone.

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

Industrial Light (IL):

The purpose statement for the IL zone indicates that uses are generally contained within buildings. Activities in this zone do not generate external emissions such as smoke, odor, noise, vibrations, or other nuisances outside the building. Furthermore, compatible uses that directly serve the needs of other uses in the zone are also allowed. The addition of indoor recreation uses to this zoning district is consistent with the purpose of the zone. This proposal restricts the use to properties located within the EAV land use designation. This designation is intended to provide a gradual transition of the valley from traditional industrial and warehousing uses to more intensive retail, service, and office activities. This proposal would be consistent with the objectives of the EAV land use designation. Furthermore, large indoor recreation uses require large lots. At this time, many of the remaining large lots within the City are located within the EAV. By permitting new indoor recreation uses on IL zoned properties in the EAV, it provides an opportunity for large indoor recreation uses to be located in the City. For example, large indoor recreation uses such as ice skating rinks or indoor go-cart tracks could be located in this zone. These larger indoor recreation uses would be compatible with the industrial zone and the surrounding office, medium and high industrial uses located within the EAV.

Commercial Neighborhood (CN):

The purpose of the CN zone is to provide for small-scale convenience retail/commercial areas offering incidental retail and service needs for the adjacent area. Uses serving a larger area may be appropriate if they also serve the residents of the immediate area and are compatible with the scale and character of the neighborhood. Indoor recreational uses could provide convenient services to the adjacent area. Although, in order for this use to be compatible with the scale and character of the neighborhoods it serves, staff proposes to restrict the gross square footage of any indoor recreational use to 3,000 square feet. This would permit such uses as, yoga studios, martial arts studios, or small-scale gyms. This restriction would exclude facilities that would have a large regional draw that could increase traffic to a neighborhood area.

This zone is implemented by the Commercial Neighborhood land use designation. Objective LU-DDD of the Comprehensive Plan promotes services that serve the personal needs of the immediate population in the surrounding neighborhood. The addition of this use to the CN zone would support this objective.

Center Downtown (CD):

The purpose of the CD zone is to provide a mixed-use urban commercial center serving a regional market as well as high-density residential development. Uses include a wide variety of retail sales, services, multi-family residential dwellings, and recreation and entertainment uses. Permitting new indoor recreational uses would be consistent with the purpose of this zone.

This zone is implemented by the Urban Center – Downtown (UC-D) land use designation. The UC-D designations vision is to redevelop as a destination shopping area providing neighborhood, citywide, and sub-regional services. Large-scale indoor recreational uses tend to develop in large single story buildings. The Comprehensive Plan’s vision for the CD is not one story single use development, but instead a mix of high-density urban land uses as identified in Objective LU-PP. In order to prevent the possibility of single story development, staff proposes to add a restriction to these uses within the CD zone that would require them to be incorporated into a mixed-use building. With this provision, the addition of new indoor recreational uses within the CD zone would support objectives and the purpose of the UC-D designation and the CD zone.

Commercial Office (CO):

The CO zone is established to provide areas appropriate for professional, administrative, and business offices and related uses, offering high quality and amenity work environments. In addition, a mix of limited retail and service uses may be allowed to primarily support other uses within the zone, subject to special conditions. In this zone, the proposal to add indoor recreational uses is limited to health clubs/fitness centers/sports clubs, which shall be developed as part of larger office structure. This use would be further restricted to 25 percent of any one floor of a building whose primary use is office and shall not stand-alone. This supports the purpose of “high-quality” work environments, by providing the opportunity for office developments to have a health club as a part of their complex or building. Furthermore, the addition of the use, with the above mention restrictions, to the CO zone would not have a negative effect of the City’s employment goals.

Commercial/Office/Residential (COR):

The purpose of the COR zone is to provide for a mix of intensive office, hotel, convention center, and residential activity in a high-quality, master-planned development that is integrated with the natural environment. Commercial retail and service uses that are architecturally and functionally integrated are permitted. The addition of indoor recreational uses to the COR zone would be consistent with its purpose if the following restrictions were applied: indoor recreational uses would only be allowed in conjunction with offices, residences, hotels, and convention centers, or research and development facilities, and should be architecturally and functionally integrated into the development.

This zone is intended to implement the Commercial/Office/Residential (COR) land use designation. Pursuant to Objective LU-CCC, this designation is intended to create a compact, urban development with high amenity values that create a prominent identity. Indoor recreational uses would provide amenities to future developments and would support the objective of this designation.

Urban Center North 1 (UC-N1):

The UC-N1 zone is implemented by the Urban Center North (UC-N) land use designation. Policy LU-215 supports uses that serve the region, a sub-regional, or citywide market as well as the surrounding neighborhoods. The Vision for District One of the Urban Center North designation recognizes this area of the City transforming “into a mature mixed-use district” that would contain “community gathering spaces and recreation facilities to support the City’s neighborhoods and business...” In order to preserve the vision of a mixed-use district, the addition of new indoor recreational uses proposed in freestanding structures would not be permitted unless architecturally and functionally integrated into an overall shopping center or mixed-use development.

Urban Center North 2 (UC-N2):

This zone allows continued airplane manufacturing and its accessory functions. Upon redevelopment, the UC-N2 zone is anticipated to become the core of the Urban Center North. New development in the zone is anticipated to create distinctive urban neighborhoods, mixed-use employment centers, and significant public open space and amenities. This zone is implemented by the UC-N land use designation. The Vision for District Two of this designation recognizes that the City supports the ongoing Boeing airplane manufacturing. Although, if Boeing should surplus property the vision indicates, these surplus properties should take on a more urban character, incorporating mixed-use development types. The Vision continues to see this area as “a hub of economic activity providing capacity for high-wage jobs, and a world-class destination for shopping, dining, recreation, and entertainment”. The addition of new indoor recreational uses to this zone would support the vision for the future of this area. Furthermore, by restricting this use to a mixed-use structure, it allows for architectural integration and supports the vision of a high-density hub of economic activity.

Effect on general land values or housing costs

The addition of new indoor recreational uses to seven new zones may have an effect on land values. It is anticipated that land will be developed to the highest and best use. In some areas of the City, indoor recreational uses would not be the highest and best use for the site. Although, the indoor recreational use as an amenity to a mixed-use development and/or office development, for example, may add value to the development itself. It is not anticipated that the addition of this use would decrease property values, but may increase, as it would provide greater flexibility in development options.

Whether capital improvements or expenditures are being made or completed as expected
Not applicable.

Consistency with GMA, the Plan, and Countywide Planning Policies

GMA has identified 13 different goals that jurisdictions shall implement within their Comprehensive Plans. These goals include, but are not limited to, the encouragement of development in urban areas where adequate public facilities and services exist or can be provided and the reduction of inappropriate conversion of undeveloped land into sprawling, low-density development. This text amendment is consistent with these two GMA goals. Localized infill development is promoted by providing the opportunity for indoor recreational uses within commercial, mixed-use, and light industrial zones. By providing entertainment or activity to the

City's residents within close proximity of their homes would reduce sprawl and the inappropriate conversion of undeveloped land. This proposal is consistent with GMA and Countywide Planning Policies.

As noted above under "Whether Plan objectives are being met as specified or remain valid and desirable" staff has identified consistency with the City's Comprehensive Plan Objectives.

Effect on critical areas and natural resource lands

There is no foreseen effect on critical areas and natural resource lands. If there are such impacts with a new indoor recreational use, an environmental evaluation would be part of a project's review.

Effect on other considerations

Not applicable.

Staff Recommendation

Staff recommends approval of the docket request to add new indoor recreational uses to the IL, CN, CD, CO, COR, UC-N1 and UC-N2 zoning designations subject to the following restrictions:

- In the IL zone the indoor recreation use would only be permitted in the Employment Area Valley;
- In the CN zone, this use would be limited to a maximum gross floor area of 3,000 square feet;
- In the CD zone, the use must be located within a mixed-use structure;
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- In the UC-N2 zone, the use must be located within a mixed-use structure.

Implementation Requirements

Sections in Title IV of the City Code should be amended to reflect this proposal. These code sections are as follows: 4-2-060J Zoning Use Table – Uses Allowed in Zoning Designations and RMC 4-2-080 Conditions Associated with Zoning Use Tables.

The following attachments reflect the above changes:

- Attachment A: 4-2-060J Zoning Use Table – Uses Allowed in Zoning Designations
- Attachment B: 4-2-080 Conditions Associated with Zoning Use Tables.