

RELEVANT COMPREHENSIVE PLAN LAND USE ELEMENT POLICIES

I. REGIONAL GROWTH POLICIES

Goal: Plan for future growth of the Urban Area based on regionally developed growth forecasts, adopted growth targets, and land capacity as determined through implementation of the Growth Management Act.

Discussion: “Capacity” is the room for growth provided by the plan. Targets are the politically determined share of growth assigned to each community in the region through the Countywide Planning Policies. Forecasts are the expected growth in the City based on regional employment and population modeling. The objective of this plan is to appropriately analyze regionally generated estimates of both forecast growth and targets and align those estimates with Renton’s desire for economic growth and development. Renton has the local land use authority to provide sufficient capacity to meet and exceed both targets and forecast growth. Excess capacity can result in sprawl and discourage redevelopment of inefficient or out-dated land uses, while insufficient capacity can make development difficult due to high land cost. The Land Use Element of the Comprehensive Plan should provide sufficient direction to achieve a balance between excessive and insufficient capacity, in order to avoid difficulty in implementing the Plan.

Responsibility for implementing the objectives and policies of the Regional Growth section of this plan lies primarily with the City of Renton.

Objective LU-A: Plan for future urban development in the Renton Urban Growth Area (UGA) including the existing City and the unincorporated areas identified in Renton’s Potential Annexation Areas (PAA).

Policy LU-1. Continue to refine the boundary of the Urban Growth Area (UGA) in cooperation with King County, based on the following criteria:

- 1) The UGA provides adequate land capacity for forecast growth;
- 2) Lands within the UGA are appropriate for urban development; and
- 3) Urban levels of service are required for existing and proposed land uses.

Policy LU-2. Designate Potential Annexation Areas (PAAs) as those portions of unincorporated King County outside the existing City limits, but within the Urban Growth Area, where:

- 1) Renton can logically provide urban services over the planning period;
- 2) Land use patterns support implementation of Renton’s Urban Center objectives; and
- 3) Development meets overall standards for quality identified for city neighborhoods.

Policy LU-3. Provide for land use planning and an overall growth strategy for both the City and land in the designated PAA as part of Renton’s regional growth policies.

Discussion: The Growth Management Act and the Countywide Planning Policies establish urban growth areas where urban levels of growth will occur within the subsequent 21-year period. These areas include existing cities and unincorporated areas. Within the Urban Growth Area, the Potential Annexation Area (PAA) is designated for future municipal expansion and governance. Policies guiding annexation and provision of services within the PAA are also located in the annexation portion of the Land Use Element; Utilities Element; Parks, Recreation, Open Space and Trails Element and Transportation Element.

Objective LU-B: Evaluate and implement growth targets consistent with the Growth Management Act and Countywide Planning Policies.

Policy LU-4. Adopt the following growth targets for the period from 2001 to 2022, consistent with the targets adopted for the region by the Growth Management Planning Council for the 2002 Renton City limits and Potential Annexation Areas:

- 1) City of Renton Housing:
6,198 units
- 2) City of Renton Jobs:
27,597 jobs
- 3) Potential Annexation Area Housing
1,976 units
- 4) Potential Annexation Area Jobs:
458 jobs

Policy LU-5. Amend growth targets as annexation occurs to transfer a proportionate share of Potential Annexation Area targets into Renton's targets.

Objective LU-C: Ensure sufficient land capacity to accommodate forecast housing and job growth and targets mandated by the Growth Management Act for the next twenty-one years (2001-2022).

Policy LU-7. Plan for residential and employment growth based on growth targets established in the Countywide Planning Policies, as a minimum. (See Housing Element Goals and Capacity section and Capital Facilities Element, Policy CFP-1 and Growth Projection section.

Policy LU-8. Provide sufficient land, appropriately zoned, so capacity exceeds targets by at least twenty percent (20%).

Policy LU-9. Encourage infill development as a means to increase capacity for single-family units within the existing city limits.

Policy LU-10. Use buildable lands data and market analysis to establish adopted capacity for either jobs or housing within each adopted zoning classification.

Policy LU-11. Minimum density requirements shall be established to ensure that land development practices result in an average development density in each land use designation sufficient to meet adopted growth targets and create greater efficiency in the provision of urban services.

Policy LU-12. Minimum density requirements should:

- 1) Be based on net land area;
- 2) Be required in residential zones, with the exception of the Resource Conservation, Residential 1, and Residential 4 zones,
- 3) Not be required of individual portions or lots within a project;
- 4) May be reduced due to lot configuration, lack of access, or physical constraints; and
- 5) Not be applied to construction of a single dwelling unit on a pre-existing legal lot or renovation of existing structures.

Policy LU-13. Phasing, shadow-platting, or land reserves should be used to ensure that minimum density can eventually be achieved within proposed developments. Adequate access to potential future development on the site must be ensured. Proposed development should not preclude future additional development.

Policy LU-14. Parking should not be considered as a land reserve for future development, except within the Urban Center.

Policy LU-15. Amend capacity estimates as annexation and re-zonings occur.

Objective LU-D: Maintain a high ratio of jobs to housing in Renton.

Policy LU-16. Future residential and employment growth within Renton's planning area should meet the goal of two jobs for each housing unit.

Policy LU-17. Sufficient quantities of land should be designated to accommodate the desired single family/multi-family mix outside the Urban Center, and provide for commercial and industrial uses necessary to provide for expected job growth.

Policy LU-18. Small-scale home occupations that provide opportunities for people to work in their homes should be allowed in residential areas. Standards should govern the design, size, intensity, and operation of such uses to ensure their compatibility with residential uses.

Discussion: The ratio of new jobs to new housing units will affect the future character of the City. Renton currently is an employment center with a high jobs/housing ratio characterized by a high level of daytime activity, a high demand for infrastructure, a high tax base, and a high volume of commuter traffic.

Renton's current ratio of jobs to housing units is roughly 2.1 jobs per 1 housing unit. Within King County, the overall ratio is about 1.5 jobs per 1 housing unit.

Forecasts from the Puget Sound Regional Council indicate that there will be an even greater number of new jobs within Renton than new housing over the next 20 years. This will increase the discrepancy between jobs and housing units within the City. However, the number of housing units in the unincorporated areas within Renton's Potential Annexation Area is expected to grow faster than jobs so that the balance of jobs to housing will be maintained within the City limits and the Potential Annexation Areas.

IX. CENTERS

Objective NN: Implement Renton's Urban Center consistent with the "Urban Centers criteria" of the Countywide Planning Policies (CPP) to create an area of concentrated employment and housing with direct service by high capacity transit and a wide range of land uses such as commercial/office/retail, recreation, public facilities, parks and open space.

Policy LU-211. Renton's Urban Center should be maintained and redeveloped with supporting land use decisions and projects that accomplish the following objectives:

- 1) Enhance existing neighborhoods by creating investment opportunities in quality urban scale development;
- 2) Promote housing opportunities close to employment and commercial areas;
- 3) Support development of an extensive transportation system to reduce dependency on automobiles;
- 4) Strive for urban densities that use land more efficiently;
- 5) Maximize the benefit of public investment in infrastructure and services;
- 6) Reduce costs of and time required for permitting; and
- 7) Evaluate and mitigate environmental impacts.

Policy LU-212. Establish two sub-areas within Renton's Urban Center.

- 1) **Urban Center-Downtown (UC-D)** is Renton's historic commercial district, surrounded by established residential neighborhoods. The UC-D is located from the Cedar River south to South 7th Street and between I-405 on the east and Shattuck Avenue South on the west.
- 2) **Urban Center-North (UC-N)** is the area that includes Southport, the Puget Sound Energy sub-station, and the South Lake Washington redevelopment area. The UC-N is located generally from Lake Washington on the north, the Cedar River and Renton Municipal Airport to the west, Sixth Street and Renton Stadium to the south, and Houser Way to the east.

Policy LU-213. Maintain zoning that creates capacity for employment levels of 50 employees per gross acre and residential levels of 15 households per gross acre within the Urban Center.

Policy LU-214: Support developments that utilize Urban Center levels of capacity. Where market conditions do not support Urban Center employment and residential levels, support site planning and/or phasing alternatives that demonstrate how, over time, infill or redevelopment can meet Urban Center objectives.

Policy LU-215. Site and building design should be pedestrian/people oriented with provisions for transit and automobiles where appropriate.