

2007-M-05 Sunset Blvd. Rezone Applicable Comprehensive Plan Policies
March 21, 2007

ECONOMIC DEVELOPMENT ELEMENT

Objective ED-C: Sustain and expand the current industrial and manufacturing (heavy and light) employment base in the Employment Area Valley and Employment Area – Industrial designations.

Policy ED-15. Retain manufacturing and industrial jobs in the Employment Area-Valley and Employment Area-Industrial designations

Policy ED-15.1. Encourage high technology research and development jobs citywide.

Policy ED-15.2. Encourage light industrial jobs that contribute to the diversity of the Renton employment base and support other industries in the City.

Policy ED-16. Work with private property owners and governmental agencies to remedy contaminated sites and prepare the sites for redevelopment.

Policy ED-17. Work with industrial and manufacturing employers within the City to expand, redevelop and modernize their physical plants.

Policy ED-17.1. Work with property owners to transition surplus industrial properties to their highest and best use.

**LAND USE ELEMENT
VIII. RESIDENTIAL POLICIES**

Goal: Promote new development and neighborhoods in the City that:

- a) Contribute to a strong sense of community and neighborhood identity;**
- b) Are walkable places where people can shop, play, and get to work without always having to drive;**
- c) Are developed at densities sufficient to support public transportation and make efficient use of urban services and infrastructure;**
- d) Offer a variety of housing types for a population diverse in age, income, and lifestyle;**
- e) Are varied or unique in character;**
- f) Support “grid” and “flexible grid” street and pathway patterns where appropriate;**
- g) Are visually attractive, safe, and healthy environments in which to live;**
- h) Offer connection to the community instead of isolation; and**
- i) Provide a sense of home.**

Discussion: The purpose of the Residential policies is to provide a citywide residential growth strategy. The Residential policies address the location of housing development, housing densities, non-residential uses allowed in residential areas, site design, and housing types in neighborhoods. (See Public Facilities Section for policies on schools, churches, and other facilities in residential areas. See Housing Element for policies relating to housing types and neighborhoods and the Community Design Element for policies guiding quality design.)

Responsibility for residential objectives and policies lies with the City of Renton for implementation and the development community, which should propose projects that meet the residential goals, objectives, and policies of the City.

Objective LU-BB: Manage and plan for high quality residential growth in Renton and the Potential Annexation Area that:

- 1) Supports transit by providing urban densities,
- 2) Promotes efficient land utilization, and
- 3) Creates stable neighborhoods incorporating built amenities and natural features.

Policy LU-123. Pursue multiple strategies for residential growth including:

- 1) Development of new neighborhoods on larger land tracts on the hills and plateaus surrounding downtown;
- 2) Infill development on vacant and underutilized parcels in Renton’s established neighborhoods;
- 3) Multi-family development located in Renton’s Urban Center;
- 4) Infill in existing multi-family areas; and
- 5) Mixed-use projects and multi-family development in Commercial/Office/Residential and Commercial Corridors Land Use designations.

Policy LU-124. Promote the timely and logical progression of residential development. Priority for higher density development should be given to development of land with infrastructure capacity and land located closer to the City's Urban Center.

Policy LU-125. Encourage a citywide mix of housing types including:

- 1) Large-lot single family;
- 2) Small-lot single family;
- 3) Small-scale and large-scale rental and condominium multi-family housing; and
- 4) Residential/commercial mixed-use development.

Objective LU-CC: Maintain the goal of a fifty-fifty ratio of single family to multi-family housing outside of the Urban Center.

Policy LU-126. A maximum of fifty percent (50%) of future residential land capacity should occur in multi-family housing in parts of the City and PAA located outside of the Urban Center.

Policy LU-127. Infrastructure impacts of the goal of 50/50 ratio of single-family to multi-family outside the Urban Center should be evaluated as part of the City's Capital Improvements program.

Policy LU-128. Multi-family unit types are encouraged as part of mixed-use developments in the Urban Center, Center Village, Commercial/Office/Residential, and the Commercial Corridor Land Use designations.

Policy LU-129. Small-lot, single-family infill developments and plats should be supported as alternatives to multi-family development to both increase the City's supply of single-family detached housing and provide homeownership opportunities.

Policy LU-130. Adopt urban density of at least four (4) dwelling units per net acre for residential uses except in areas with identified and documented sensitive areas and/or areas identified as urban separators.

Policy LU-131. Encourage larger lot single-family development in areas providing a transition to the Urban Growth Boundary and King County Rural Designation. The City should discourage more intensive platting patterns in these areas.

Policy LU-132. Discourage creation of socio-economic enclaves, especially where lower income units would be segregated within a development.

RESIDENTIAL MEDIUM DENSITY LAND USE DESIGNATION

Purpose Statement: The Residential Medium Density designation is intended to create the opportunity for neighborhoods that offer a variety of lot sizes, housing, and ownership options.

Residential Medium Density neighborhoods should include a variety of unit types designed to incorporate features from both single-family and multi-family developments, support cost-efficient housing, facilitate infill development, encourage use of transit service, and promote the efficient use of urban services and infrastructure.

Objective LU-GG: Designate land for Residential Medium Density (RMD) where access, topography and adjacent land uses create conditions appropriate for a variety of unit types designed to incorporate features from both single-family and multi-family developments, and to support cost-efficient housing, infill development, transit service, and the efficient use of urban services and infrastructure.

Policy LU-157. Residential Medium Density designated areas should be zoned for either Residential 10 dwelling units per net acre (R-10), Residential 14 dwelling units per net acre (R-14), or new zoning designations that allow housing in this density range.

Policy LU-158. Residential Medium Density neighborhoods may be considered for Residential 10 (R-10) zoning if they meet three of the following criteria:

- 1) The area already has a mix of small-scale multi-family units or has had long standing zoning for flats or other low-density multi-family use;
- 2) Development patterns conducive to medium-density development are established;
- 3) Vacant lots exist or parcels have redevelopment potential for medium-density infill development;
- 4) The project site is adjacent to major arterial(s) and public transit service is located within ¼ mile;
- 5) The site can be buffered from existing single-family residential neighborhoods having densities of eight (8) dwelling units or less; or
- 6) The site can be buffered from adjacent or abutting incompatible uses.

Policy LU-159. Areas may be considered for Residential 14 (R-14) zoning where the site meets the following criteria:

- 1) Adjacent to major arterial(s);
- 2) Adjacent to the Urban Center, Highlands Center Village, or Commercial Corridor designations;
- 3) Part of a designation totaling over 20 acres (acreage may be in separate ownership);
- 4) Site is buffered from single-family areas or other existing, potentially incompatible uses; and

5) Development within the density range and of similar unit type is achievable given environmental constraints.

Policy LU-160. Support projects that create neighborhoods with diverse housing types that achieve continuity through the organization of roads, sidewalks, blocks, setbacks, community gathering places, and amenity features.

Policy LU-161. Support residential development incorporating a hierarchy of streets. Street networks should connect through the development to existing streets, avoid “cul-de-sac” or dead end streets, and be arranged in a grid street pattern (or a flexible grid street system if there are environmental constraints).

Policy LU-162. Development densities in the Residential Medium Density designation area should range from seven (7) to eighteen (18) dwelling units per net acre, as specified by implementing zoning.

Policy LU-163. For attached or semi-attached development in the R-14 zoned portions of the Residential Medium Density designation, a bonus density of four (4) additional dwelling units per acre should be available, subject to Density Bonus Review and other applicable development conditions.

Policy LU-164. When a minimum density is applicable, the minimum development density in the Residential Medium Density designation should be four (4) dwelling units per net acre.

***Objective LU-HH:** Residential Medium Density designations should be areas where creative approaches to housing density can be implemented.*

Policy LU-165. Provision of small lot, single-family detached unit types, townhouses, and multi-family structures compatible with a single-family character should be allowed and encouraged in the Residential Medium Density designation, provided that density standards can be met (see also the Housing Element for housing types).

***Policy LU-166.** Very small-lot, single-family housing, such as cottages, zero-lot line detached, semi-detached, townhouses, and small scale multi-family units should be allowed in the Residential Medium Density designation in order to provide a wide range of housing types. Implementing code will be put in place within three years of the adoption of the 2004 Update.*

Policy LU-167. A range and variety of lot sizes and building densities should be encouraged.

Policy LU-168. Residential developments should include public amenities that function as a gathering place within the development and should include features such as a public square, open space, park, civic or commercial uses in the R-14 zone. The central place should include amenities for passive recreation such as benches and fountains and be unified by a design motif or common theme.

Policy LU-169. Residential Medium Density site development plans having attached or semi-attached housing types should reflect the following criteria for projects:

- 1) Parking should be encouraged in the rear or side yards or under the structure;
- 2) Structures should be located on lots or arranged in a manner to appear like a platted development to ensure adequate light and air, and views (if any) are preserved between lots or structures;
- 3) Buildings should be massed in a manner that promotes a pedestrian scale with a small neighborhood feeling;
- 4) Each dwelling unit should have an identifiable entrance and front on streets rather than courtyards and parking lots;
- 5) Fences may be constructed if they contribute to an open, spacious feeling between units and structures; and
- 6) Streetscapes should include green, open space for each unit.

Policy LU-170. Residential Medium Density development should provide condominium or fee simple homeownership opportunities, as well as rental or lease options.

Objective LU-II: Residential Medium Density development should be urban in form and fit into existing residential neighborhoods if developed as infill projects.

Policy LU-171. Buildings should front the street rather than be organized around interior courtyards or parking areas.

Policy LU-172. Non-residential structures, such as community recreation buildings, that are part of the development, may have dimensions larger than residential structures, but should be compatible in design and dimensions with surrounding residential development.

Policy LU-173. Non-residential structures should be clustered and connected within the overall development through the organization of roads, blocks, yards, focal points, and amenity features to create a neighborhood.

Policy LU-174. Single-family detached building types in the Residential Medium Density designation should have maximum lot coverage by the primary structure of fifty (50) percent.

Policy LU-175. In the Residential Medium Density designation common open space equal to 1,200-square feet per unit and maintained by a homeowners' association, should be provided for each semi-attached or attached unit.

Policy LU-176. Support site plans that transition to and blend with existing development patterns using techniques such as lot size, depth and width, access points, building location setbacks, and landscaping. Sensitivity to unique features and differences among established neighborhoods should be reflected in site plan design. Interpret development standards to support ground-related orientation, coordinated structural design, and private yards or substantial common space areas.

Policy LU-177. A minimum of fifty (50) percent of a project in the Residential 14 zone should consist of the following primary residential types: traditional detached, zero lot line detached, or townhouses with individual yards that are scaled appropriately for each unit.

Policy LU-178. Longer townhouse buildings or other types of multi-family buildings, considered secondary residential types (see RMC 4-9-065), should be limited in size so that the mass and bulk of the building has a small scale multi-family character, rather than that of a large, garden-style apartment development.

Policy LU-179. In the Residential 14 zone, multi-unit townhouses that qualify as a primary residential type (see RMC 4-9-065) should be limited in size so that the mass and bulk is at a human scale.

Policy LU-180. Projects in a Residential 14 zone should have no more than fifty (50) percent of the units designed as secondary residential types, i.e. longer townhouse building clusters, or longer multi-family buildings of other types.

Policy LU-181. Mixed-use development in the form of civic, commercial development, or other non-residential structures, may be allowed in the central places of Residential Medium Density development projects within the Residential 14 zone, subject to compliance with criteria established through development regulations.

RESIDENTIAL MULTI FAMILY LAND USE DESIGNATION

Purpose Statement: The multi-family residential land use designation is intended to encourage a range of multi-family living environments that provide shelter for a wide variety of people in differing living situations, from all income levels, and in all stages of life.

Although some people live in multi-family situations because they do not have an alternative, others prefer living in multi-family environments rather than in single-family, detached houses. Regardless of why they live there, they want and deserve the same high standards for their homes and neighborhoods.

Single-family and multi-family residential developments have different impacts on the community.

The City must identify a housing mix and implement policies that adequately address and balance the needs of both residents and the community as a whole.

The Multi-family Residential designation is implemented by Residential Multi-family (RMF) zoning.

Objective LU-JJ: Encourage the development of infill parcels with quality projects in existing multi-family districts.

Policy LU-182. Residential Multi-family designations should be in areas of the City where projects would be compatible with existing uses and where infrastructure is adequate to handle impacts from higher density uses.

Policy LU-183. Land within the Residential Multi-family designation areas should be used to meet multi-family housing needs, without expanding the area boundaries, until land capacity in this designation is used. Residential Multi-family designations have the highest priority for development or redevelopment with multi-family uses.

Policy LU-184. Expansion of the Residential Multi-family designation is limited to properties meeting the following criteria:

- 1) Properties under consideration should take access from a principal arterial, minor arterial, or collector. Direct access should not be through a less intense land use designation area;
- 2) Properties under consideration must abut an existing Residential Multi-family land use designation on at least two (2) sides and be on the same side of the principal arterial, minor arterial, or collector serving it; and
- 3) Any such expansion of the Residential Multi-family land use designation should not bisect or truncate another contiguous land use district.

Policy LU-185. Development density in the Residential Multi-family designation should be within a range of ten (10) dwelling units per acre as a minimum to twenty (20) dwelling units per acre as a maximum.

Objective LU-KK: Due to increased impacts to privacy and personal living space inherent in higher density living environments, new development should be designed to create a high quality living environment.

Policy LU-186. New stacked flat and townhouse development in Residential Multi-family designations should be compatible in size, scale, bulk, use, and design with existing multi-family developments in the vicinity.

Policy LU-187. Detached cottage housing designed to include site amenities with common open space features should be supported in multi-family designations if density goals are met. Implementing code will be put in place within three years of the adoption of the 2004 Update.

Policy LU-188. Evaluate project proposals in Residential Multi-family designations to consider the transition to lower density uses where multi-family sites abut lower density zones. Setbacks may be increased, heights reduced, and additional landscape buffering required through site plan review. Implementing code will be put in place within three years of the adoption of the 2004 Update.

- 1) In order to increase the potential compatibility of multi-family projects, with other projects of similar use and density, minimum setbacks for side yards should be proportional to the total lot width, i.e. wider lots should require larger setback dimensions;
- 2) Taller buildings (greater than two stories) should have larger side yard setback dimensions; and
- 3) Heights of buildings should be limited to three stories and thirty-five (35) feet, unless greater heights can be demonstrated to be compatible with existing buildings on abutting and adjacent lots.

Objective LU-LL: New Residential Multi-family projects should demonstrate provision of an environment that contributes to a high quality of life for future residents, regardless of income level. Implementing code will be put in place within two years of the adoption of the 2004 Update.

Policy LU-189. Support project design that incorporates the following, or similar elements, in architectural design:

- 1) Variation of facades on all sides of structures visible from the street with vertical and horizontal modulation or articulation;
- 2) Angular roof lines on multiple planes and with roof edge articulation such as modulated cornices;
- 3) Private entries from the public sidewalk fronting the building for ground floor units;
- 4) Ground floor units elevated from sidewalk level;
- 5) Upper-level access interior to the building;
- 6) Balconies that serve as functional open space for individual units; and
- 7) Common entryways with canopy or similar feature.

Policy LU-190. Support project site planning that incorporates the following, or similar elements, in order to meet the intent of the objective:

- 1) Buildings oriented toward public streets,
- 2) Private open space for ground-related units,
- 3) Common open or green space in sufficient amount to be useful,
- 4) Preferably underground parking or structured parking located under the residential building,
- 5) Surface parking, if necessary, to be located to the side or rear of the residential building(s),
- 6) Landscaping of all pervious areas of the property, and
- 7) Landscaping, consisting of groundcover and street trees (at a minimum), of all setbacks and rights-of way abutting the property.

Implementation of this policy should be phased within three years of the adoption of the 2004 Update.

Policy LU-191. Residential Multi-family projects in the RMF zone should have a maximum site coverage by buildings of thirty-five (35) percent, or forty-five (45) percent if greater coverage can be demonstrated to be both mitigated on site with amenities and compatible with existing buildings on abutting and adjacent lots.

Policy LU-192. Residential Multi-family projects should have maximum site coverage by impervious materials of seventy-five (75) percent.

EMPLOYMENT AREAS

Goal: Achieve a mix of land uses including industrial, high technology, office, and commercial activities in Employment Areas that lead to economic growth and a strengthening of Renton's employment base.

Discussion: These policies are designed to ensure that Renton will have adequate reserves of land and appropriate use designations to further its economic development efforts. Adequate land is necessary to attract new businesses in an effort to expand and diversify, and stabilize the employment base. There are two Employment Area Land Use Designations:

- 1) *Employment Area – Industrial*
- 2) *Employment Area – Valley*

Flexibility is encouraged in the Employment Areas by allowing a range of uses and multiple users on sites. Research and development businesses may need to evolve into production and distribution facilities as products are developed and receive approval for marketing. A flexible approach can facilitate business development and stimulate creation of nodes of employment activity supported by commercial and service uses.

Objective LU-XXX: Encourage economic growth resulting in greater diversity and stability in the employment and tax bases by providing adequate land capacity through zoning amounts of land to meet the needs of future employers.

Policy LU-431. The City should endeavor to expand its present economic base, emphasizing new technologies, research and development facilities, science parks, and high-technology centers, and supporting commercial and office land uses.

Policy LU-432. In each employment designation, an appropriate mix of commercial, office, light industrial, and industrial uses should be supported. The mix will vary depending on the employment area emphasis.

Policy LU-433. Encourage flexibility in use and reuse of existing, conforming structures to allow business to evolve in response to market and production requirements.

Policy LU-434. *Support location of commercial and service uses in proximity to office or industrial uses to develop nodes of employment supported by services.*

Objective LU-YYY: Promote the development of low impact, light industrial uses, particularly those within the high-technology category, in Employment Area-Valley and Employment Area-Industrial designations where potentially adverse impacts can be mitigated.

Policy LU-435. Site planning review should ensure that light industrial uses are neither intrusive nor adversely affected by other uses nearby.

Employment Area-Industrial Land Use Designation

Purpose Statement: *The Employment Area-Industrial designation is intended to provide continued opportunity for manufacturing and industrial uses that create a strong employment base in the City.*

Discussion: Although location is an important factor for all types of development, it is especially critical for industrial development. Industries need good access in areas with low traffic volumes. As the City becomes more urban, they need assurance that incompatible uses will not be allowed that could eventually force them to relocate. Other uses, especially residential, also want to ensure that industries do not impact their neighborhoods with noise, traffic, and other nuisances and hazards. For these reasons, although commercial areas may see more diversity and mixing of uses, industrial areas will remain somewhat isolated from other uses.

Objective LU-ZZZ: Sustain industrial areas that function as integrated employment activity areas and include a core of industrial uses and other related businesses and services, transit facilities, and amenities.

Policy LU-436. The primary use in the Employment Area - Industrial designation should be industrial.

Policy LU-437. A mix of offices, light industrial, warehousing, and manufacturing should be encouraged in the Employment Area-Industrial classification, with conditions as appropriate.

Policy LU-438. *Industrial uses with a synergistic relationship should be encouraged to locate in close proximity to one another.*

Policy LU-439. Industrial parks that provide space for several related or unrelated, but compatible users should be encouraged to:

- 1) Include more than one industrial use organized into a single development;
- 2) Share facilities such as parking, transit facilities, recreation facilities, and amenities;
- 3) Include properties in more than one ownership;
- 4) Locate in areas with adequate regional access to minimize their impacts on the local street network; and
- 5) Organize the site plan to place building fronts to the street with service and parking screened from the front.

Policy LU-440. *Existing industrial activities may create noise, chemicals, odors, or other potentially noxious off-site impacts. Within the Employment Area-Industrial designation existing industrial activities should be protected. Although the designation allows a wide range and mix of uses, new businesses that would be impacted by pre-existing industrial activities should be discouraged.*

Policy LU-441. When more intensive new uses are proposed for locations in close proximity to less intensive existing uses, the responsibility for mitigating any adverse impacts should be the responsibility of the new use.

Policy LU-442. Off-site impacts from industrial development such as noise, odors, light and glare, surface and ground water pollution, and air quality should be controlled through setbacks, landscaping, screening and/or fencing, drainage controls, environmental mitigation, and other techniques.

Policy LU-443. *Light industrial uses that result in noise or odors, should be located in the Employment Area-Industrial designation.*