

Comprehensive Plan Update



VISION SURVEY RESULTS AND WORKSHOP COMMENTS

March 2013

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City of
Renton

Community & Economic Development

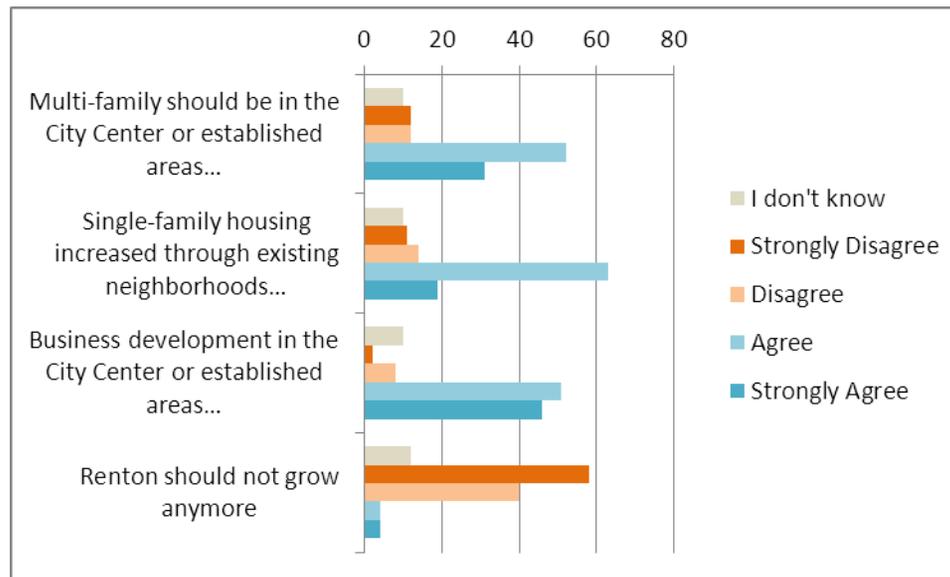


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GROWTH

In the next 20 years Renton's population will grow, increasing the need for housing, jobs, and goods and services. Where should growth go?

	I don't know	Strongly Disagree	Disagree	Agree	Strongly Agree	Responses	Average Response
Multi-family housing (such as apartments and condos) should be in the City Center and other established areas outside of downtown.	10	12	12	52	31	117	Agree
Single-family housing should be increased by adding homes to existing neighborhoods when possible.	10	11	14	63	19	117	Agree
Business development should be in the City Center and other established areas outside of downtown.	10	2	8	51	46	117	Agree
Renton should not grow anymore.	12	58	40	4	4	118	Disagree



GROWTH SURVEY COMMENTS

- Growth is ok as long as space avail and parking and infrastructure... "Don't foolishly allow developers to build where they should not..."
- Apartments and condos bring in a very transient population that is not community oriented. Look at the Kent east hill and the issues it has with its neighborhoods and schools
- Need more Trails
- There needs to be a mixed use of business and housing downtown. 4 over 1's
- Renton needs to decide who and what its needs to be to meet the needs generation without Boeing and Paccar
- Higher density in the city center encouraging even more transit use and eventually planning for light rail connections to existing systems.
- Minimum lots sizes should not be decreased in residential zones. They are already very small for most suburban areas.
- Stop annexing other neighborhoods that do not identify with Renton. Don't annex outside of the current Renton School District boundaries.
- Less bars/clubs and more FAMILY FRIENDLY businesses/places
- I strongly agree that business development and multifamily dwellings should be in the downtown and other established areas.
- Get the connection to Lake Washington, and transit near Coulon Park.
- Attract good stores into the downtown core like Trader Joe's, good dinner restaurants.
- The Landing is a destination attraction for Renton. The City should help the developer in attracting tenants. Residents in my area question why West Seattle, Burien, Issaquah rate Trader Joes and PCC stores and Renton doesn't seem to be able to offer incentives that bring these stores to Renton
- Need to update areas like Cascade Vista
- Business development should focus on industries that make the city more livable such as creative industries.
- I'm a resident of West Hill and hope for annexation to Renton in the near future. We have lots of room in Skyway for business development, single family housing (once we're not on septic anymore), and room for multi-family housing too in our neglected business area.
- I think that moving to a more business/ residential integrated model encourages more human-powered transportation (walking, biking, etc.) Can we get rid of the 'burbs? It was a bad idea.
- Neighborhoods should be mixed density. Focus should be on SMALL manufacturing in City Center- but should have small business available in neighborhoods. Should not grow geographically but we have space for more people and businesses.
- Urbane areas are generally considered less safe areas that conflicts with the statement "it is important" to have "quality of life."
- How do you avoid it (*re: growth*)? Is the Skyway area going to be brought in? Rejected for now. Downtown Renton- Plan to redevelop- make it more attractive/viable
- But downtown also needs growth!! (*re: business development should be in the City Center and other established areas outside of downtown*).

Comments in (italics) are staff notes added to give context to comments written on paper copies of the survey.

GROWTH WORKSHOP COMMENTS

- It is so important that the city encourages private affordable housing especially owner occupied affordable housing, and most especially, new owner occupied affordable housing. (Agreed!)
- The City needs to partner with private developers to encourage more homes being built in low priced areas.

- Business development must focus on incubating new startups in Renton, supporting existing local independent businesses and business in the downtown core, rather than attracting outside chains/businesses.
- Mixed business and residential land use encourages citizen healthy, sustainable small businesses. (Yes!) (Yes!) (*)
- Business development not just downtown. Allow small retail areas in residential areas. (v)
- Food stores, even and 3rd space small green groceries should be available within walking distance.
- Quality grocers like PCC and Trader Joes. Or a local Renton Community Co-Op. (Yes!) Trader Joes. (*)
- Balance growth in the downtown area between mixed income housing with business on the bottom. 4 over 1 or 3 over 1 buildings with parking on their own site.
- Make the downtown attractive for young people and young professionals.
- Bring in larger business to make jobs in the city.
- Pursue public private non-profit partnerships to produce truly affordable housing.
- Housing and business growth should be encouraged in neighborhoods with high access to opportunities for high quality of life: parks, transit, good schools, safe streets, and access to services. All neighborhoods should have opportunities for low-income households, such as affordable housing.
- I would like the city to put more pressure on the property owners -building owners- to either fix them up or sell them to others that will.
- Downtown needs to be more walkable (!) There are loads of spaces that can be enhanced (!)
- I would like to see downtown have a plan. Is it going to be a business district, or “old town” look and feel. Those decisions will determine what sort of investments can be made. As I see it now, there seems to be a lack of direction. I like that there are plans for more downtown housing, but shouldn’t there be more professional offices?

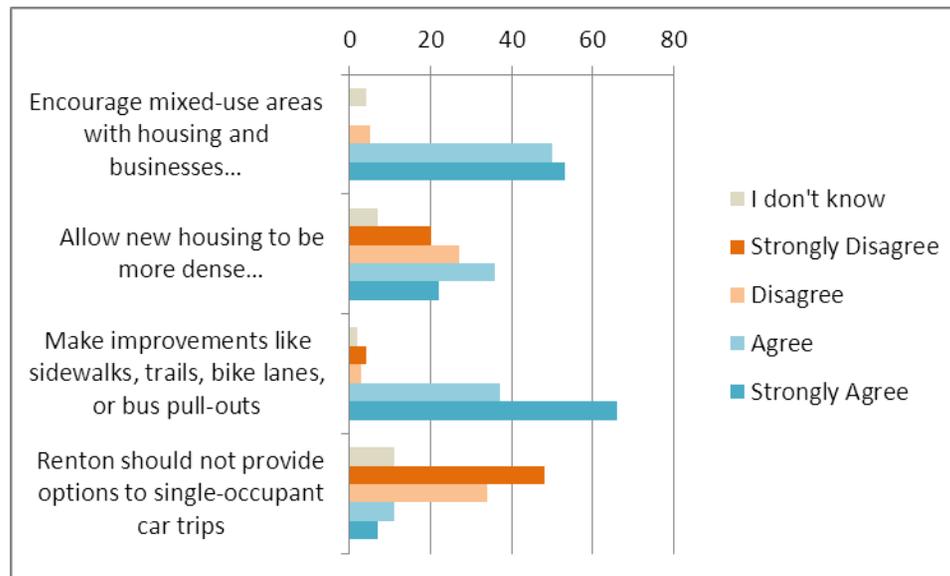
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TRANSPORTATION

How we get from place to place has a big effect on our community. How should we provide options to single-occupant car trips?

	I don't know	Strongly Disagree	Disagree	Agree	Strongly Agree	Responses	Average Response
Encourage mixed-use areas with housing and businesses so some people can do errands without a car.	4	0	5	50	53	112	Agree
Allow new housing to be more dense (more houses on an acre) to support better bus service.	7	20	27	36	22	112	(Slightly) Agree
Make improvements like sidewalks, trails, bike lanes, or bus pull-outs.	2	4	3	37	66	112	Agree
Renton should not provide options to single-occupant car trips.	11	48	34	11	7	111	Disagree



TRANSPORTATION SURVEY COMMENTS

- Current pathways to encourage walking are disjointed and not ped friendly... Improve all this with a long term plan in mind.
- more trails
- There needs to be more trails, soft surface and paved, and more bike lanes. The doesn't need to be scared of bikes!
- Better access more roads
- balance transportation plans to meet all needs - transit is not the only future solution
- Make mass transit convenient so people with cars want to use it. Connect business and shopping cores with residential areas. I wish I had a train option to south Seattle and could walk or ride to shopping.
- Add sidewalks and replace aging sidewalks where needed but do not add bike lanes. There are plenty of trails currently in and just outside of Renton.
- Think person through-put, not "how many cars" can travel through an area.
- Living here isn't just about transportation, it's also about the quality of a home people return to. Perhaps some sort of a shuttle service could be put into effect for those of us who are actually needing to run single-occupant trips.
- Get the transit to the major employers, Boeing and Coulon Park
- Stop adding unnecessary curves to street lanes. Better parking.

TRANSPORTATION WORKSHOP COMMENTS

- More density does not make for better neighborhoods or change traffic. It only adds to the city's taxes. Actually you have nothing but cars parked everywhere. (YES!)
- It is not a good idea to encourage more density.
- Too many people per acre – doesn't make sense.
- Downtown one-way streets are confusing. (That's for sure!) (I second that!)
- Balance dense housing with walkability
- Does this mean our current density will not support better bus service?
- The city should provide updated infrastructure – especially sidewalks/planting strips, or they just will not be built.
- More crosswalks near Benson Hill.
- Not in favor of dense housing. (YES!)
- Allow new housing to be more dense -more houses on an acre. Don't you mean "restrict" building a house with more acreage?
- Stop closing the bus stops along Maple Valley Highway. With gas prices skyrocketing, etc., may more people will require bus transportation.
- Yes and yes 😊
- Connect the Landing to downtown Renton with free public transportation. (Ditto) (Double Ditto) and not a trolley! (Yes!)(*)
- Denser housing but not in individual nonusable front lawns (like in Pdx) – clustered so there is shared play space/gathering space with parking on perimeter.
- I want a yard for my kids to play in(!) (YES!)
- A downtown trolley. Light rail?(!)
- A safe bike path through downtown Renton. Specifically 7th Street (!)
- More completed sidewalks to encourage walking for health (!) (Yes)(*)
- Make alternatives to driving in your car, bike lanes, that are safe. Walking trails to different parts of the city. Make it easy to walk downtown.

- Avid cyclists need a quick safe way to commute to Kent. Connect the Soos Neck Trail to the Cedar River Trail. Start the connection of the trails.
- Work with other levels of government to increase access to transit in Renton and across South King County. Renton can support state legislation that increases funding for transit, not just roads, and work with King County and Sound Transit to increase rapid transit access in the area that connects to services, and incorporates quality, affordable housing into the planning process.

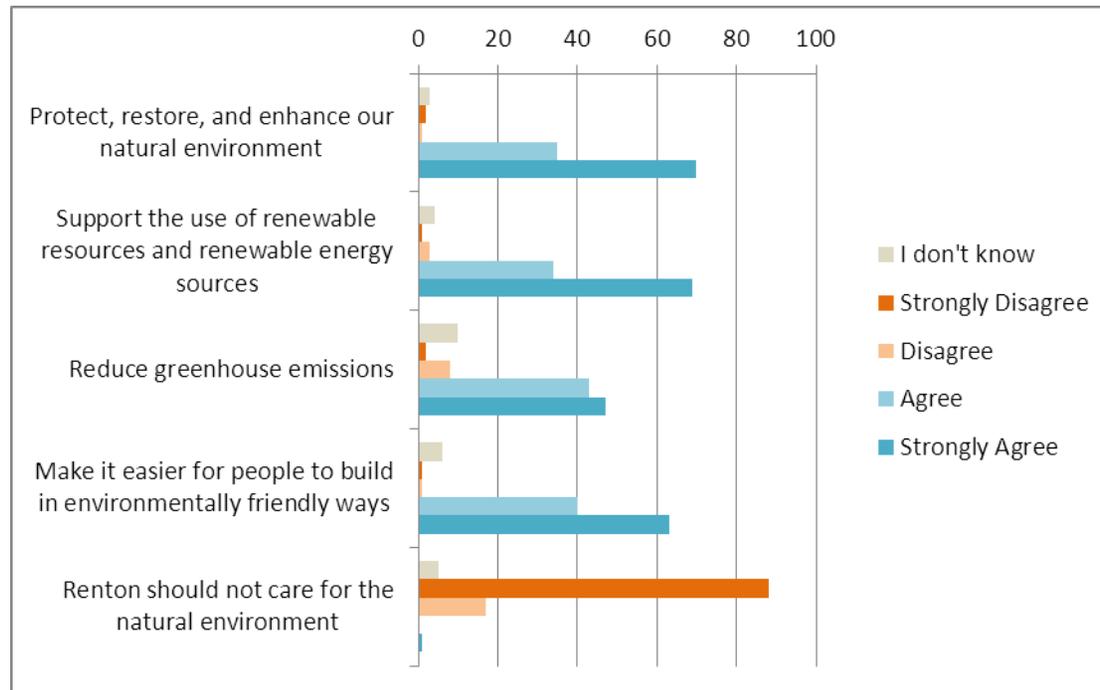
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ENVIRONMENT

Renton has many natural features that shape our community. How should we care for the natural environment?

	I don't know	Strongly Disagree	Disagree	Agree	Strongly Agree	Responses	Average Response
Protect, restore, and enhance our natural environment.	3	2	1	35	70	111	Strongly Agree
Support the use of renewable resources and renewable energy sources.	4	1	3	34	69	111	Strongly Agree
Reduce greenhouse emissions.	10	2	8	43	47	110	Agree
Make it easier for people to build in environmentally friendly ways.	6	1	1	40	63	111	Strongly Agree
Renton should not care for the natural environment.	5	88	17	0	1	111	Strongly Disagree



ENVIRONMENT SURVEY COMMENTS

- You know the answers to these general questions, act on them in a positive community minded way...
- The city needs more street trees provided the right species is selected and spacing is far enough apart to accommodate future tree growth and visibility to property.
- Please be sure to differentiate between real environmental stewardship and the crap the Global Warming people are pushing. We should definitely maintain our streams, encourage recycling, etc. But, let's not do another ridiculous cash for clunkers boondoggle again.
- Open up the natural spaces for public use trails and restore the native plants. The more use they get the less garbage dumping and homeless encampments there will be.
- While environmentally friendly materials are very important, aesthetics should be weighed carefully. We don't want "eco-sprawl". Using "environmentally friendly" products and practices shouldn't mean sacrificing design and allow parties to impact others property values and views.
- Stop building so many houses and multifamily right up to the Urban Growth Boundary. Growth does not need to be so highly concentrated, increasing transportation problems for workers and residents. These tightly built up neighborhoods ARE the problem in the first place. There are more than enough parks and open space in and near Renton currently.
- Need strict landscape maintenance regulation. No pollarding or other butchering of trees to make signage more visible.
- Get a water taxi option working on Lake Washington
- Liberty Park is a gem. Do all to protect it.
- Get Renton enrolled in Solar Panel installation programs!!
- I'd prefer to see less cookie-cutter park design and more artwork and natural space.
- Avoid Agenda 21!
- Renewal Resources & Energy... Agree when it is cost effective, but not as a policy regardless of cost.
- Can't afford to drive on a regular basis. Retired in my mid 60s. Physically fit, use bike trails religiously.
- *(Re: Renton should not care for the natural environment)* This statement is worded to imply that I don't care about the environment. Nothing could be further from the truth. Again the problem here is the meaning behind the words, "Protect," "Restore," "Enhance," "Support," "Reduce," "Make it Easier," in every case these nice sounding words involve coercion and force in one form or another, in addition they all cost money. In this country we value freedom. The environment looks fine to me. The river is clean, I see all kinds of wildlife. Since as a country we find ourselves 17 trillion in the hole because of stupid and irresponsible spending perhaps we should stop digging.
- Expand/fulfill parks vision plan.
- Develop more soft trails of our trails we only have about 10 miles of soft trail. Please make funding available for May Creek to connect via a bridge to Newcastle from Devil's Elbow.

ENVIRONMENT WORKSHOP COMMENTS

- Develop more soft trails
- Work w/Newcastle to complete May Creek Trail up to Devil's Elbow. (*)
- The bottom picture does not look friendly to me.

- The new structure (Public Storage?) being built on Benson -uphill on way to Fred Meyer- is huge and ugly and blocks what was once a beautiful view of the valley.(*)(*)(*)(!)(!)
- Remove invasive ivy from trees near library.
- Restrict use of nicotinoid pesticides as a hazard to honeybees.
- Increase street trees. (*)
- Improve and build sidewalks to encourage leaving cars at home, lighting, litter control and beautify streets. (*) (Yes!)
- Ugly stuff → pocket parks, green spaces, community farms.
- Not every park needs to be lawns. Allow for more natural landscapes. Role model environmentally friendly landscapes which don't require so much water, herbicides to maintain.
- Swales and water catchment.
- Water harvesting to maintain parks.
- Natural environment as water cleaner before it hit streams.
- Recharge station (!) (Yes!)
- All governmental buildings must have energy reduction goals and CO2 reduction goals.
- Off leash dogs parks, more trails.
- Connect the Cedar River Trail with the Soos Neck Trail -At Least Begin the project.
- Protect the natural environment by providing a structured way to enjoy it.
- Dog parks. Walking trails. Community gardens. More "natural" parks and green spaces. Protected green 'corridors' between neighborhoods and parks.
- How about just improve parks and open space that already exists? Renton does not really need more →It is already very green (!) (*) (☺)
- More and larger trash receptacles at bus stops to encourage less littering (!)

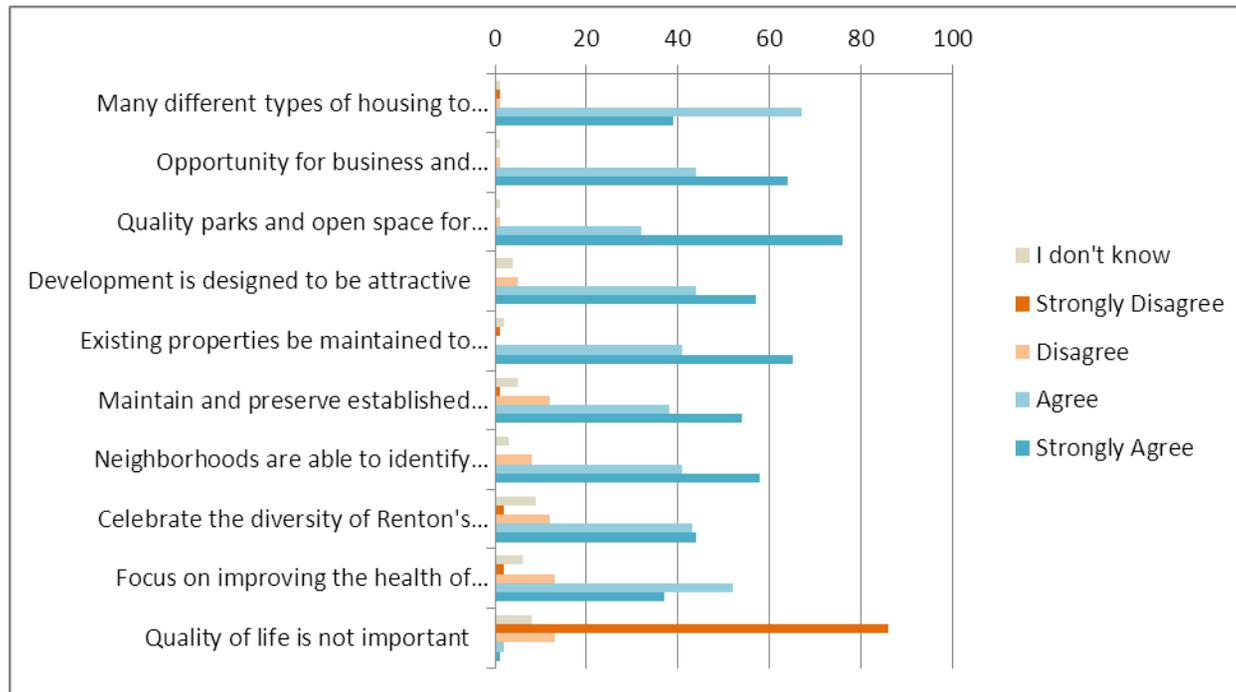
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QUALITY OF LIFE

The quality of life in Renton depends on many things. How important is each statement to you?

	I don't know	Strongly Disagree	Disagree	Agree	Strongly Agree	Responses	Average Response
It is important that Renton have many different types of housing to provide for people in all stages of life.	1	1	1	67	39	109	Agree
It is important that there is opportunity for business and employment growth.	1	0	1	44	64	110	Strongly Agree
It is important that there are quality parks and open space for recreation.	1	0	1	32	76	110	Strongly Agree
It is important that development is designed to be attractive.	4	0	5	44	57	110	Agree
It is important that existing properties be maintained to look attractive.	2	1	0	41	65	109	Strongly Agree
It is important to maintain and preserve established neighborhoods.	5	1	12	38	54	110	Agree
It is important that different neighborhoods are able to identify improvements important to their community.	3	0	8	41	58	110	Agree
It is important that Renton celebrate the diversity of its residents.	9	2	12	43	44	110	Agree
It is important to focus on improving the health of Renton residents.	6	2	13	52	37	110	Agree
Quality of life is not important.	8	86	13	2	1	110	Strongly Disagree



QUALITY OF LIFE SURVEY COMMENTS

- The Renton Sailing Club is a very important part of the wonderful parks and recreation opportunities available in Renton! Sailing used to be only a rich person's sport, but the Renton Sailing Club makes it possible for many more people to enjoy sailing in the Puget Sound area!
- Continued access to water sports and recreation at the south end of L.Washington, particularly sailing (with the Renton Sailing Club) and other boating at Coulon Park.
- Easily accessible trails for outdoor enjoyment throughout the city
- The City should have a tree planting program to make neighborhoods more attractive and to increase the city's tree canopy cover which I understand is way below national guidelines.
- I disagree with the notion of the nanny state. A City should provide what it needs to provide and not worry about individual health and happiness issues.
- What is "attractive" is in the eye of the beholder. Developers don't want to build ugly buildings anyway.
- Renton Sailing Club at Gene Coulon Park
- Make more recreational opportunities for people close to where they live so they don't have to get in a car and drive there.
- Consider design review commission for large or special projects within the City Center
- I would love to see the development of additional baseball/softball fields in Renton.
- How come comp plans lack fire & police presence? They get funded as #1 priorities at budget time but appear nowhere in comp planning survey.

- A downtown core should be identified for high density business and residential development. The footprint should be allowed to include current single family neighborhoods as appropriate.
- Communicate clearly, bilaterally and frequently with Renton residents. 2) Apply pressure to owners of empty storefronts to either maintain a standard of appearance and / or facilitate nonprofit or community groups dedicated to the artistic enrichment of urban areas. 3) Encourage and incubate businesses started by Renton residents, and support existing independently owned businesses. 4) Focus heavily on developing and building upon community identified assets rather than attracting outside investment.
- Reopening Teasdale rec center for a daily after school program.
- Figure out how to diversify and stimulate jobs in Renton, and good office campus locations. Also let the downtown grow...the old houses could be the future for many greater opportunities.
- Cleanliness. Security. Lowlife seems to be increasing downtown. More things for teens to do!!!!
- Need outreach program to Renton area Senior Citizens about services / social settings available to them!
- more money allocated to arts and culture
- improve the livability of the more urban sections of the city by trying to bring in more urban lifestyle choices...restaurants, activities, culture, etc.
- Arts & culture & creative industries
- The focus on HEALTH of Renton residents is a big one. That will necessitate more community health centers and senior housing (especially in my Skyway area), as well as walkable streets & play areas for different ages of children, a community center for gathering, etc.
- It is important that existing properties be maintained to look attractive safe and healthy.
- Small manufacturing! (*re: business and employment growth*) Not just grass (*re: parks and recreation*). Attractive should include green growth/ Older and poor people cannot afford upkeep, perhaps community/neighborhood/church work parties to cut lawns, paint, etc. (*re: attractive development*). As long as they are enviro friendly (*re: neighborhoods identifying improvements*). We need an energy policy that addresses the increasing costs (\$, natural enviro, health, pollution) of fossil fuels. What will Renton do in 20 years when the gov't faces higher and higher energy costs?
- (*Re: It is important to focus on improving the health of Renton residents*) How is this any of your business? Are you going to "encourage" me to go to the gym? As Renton becomes more urbane the quality of life goes down. Have you taken a walk down town?
- Coulon Expansion? Seco waterfront is up for sale- purchase it to expand Renton's Waterfront/Parking too. Population growth will increase pressure on parks/recreation opportunities. Tied in with a healthy community?
- When there time is up- renew (*re: It is important to maintain and preserve established neighborhoods*)

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QUALITY OF LIFE WORKSHOP COMMENTS

- It is important to open lock-up community buildings in neighborhood parks (Tisdale, Tiffany Park, etc.) and establish financially sustainable programs that encourage a sense of community – after school classes, camps, enrichment classes and convenient meeting halls. (Yes)(+1)
- It is important to provide services and programs for youth. Art opportunities, drama, sports, volunteer, leadership training, etc.
- Run down homes (code enforcement) are too common (broken down cars, etc.). (Yes)(*)
- Major access routes should be kept litter free, cleaner.
- It is important that we have freedom without government(!) Telling us how to run every single aspect of our lives. Who gets to decide if my house is “attractive” or if it is “maintained”?” To whose standard? What if I don’t agree with your definition of “” (Yes)
- Make built environment prioritize pedestrian traffic -e.g. 4th St.

- Benson Hill/Cascade needs a community center for youth to go → like Highlands Neighborhood Center. (*)
- Foster community participation, p-patch, farmer’s market, local business bucks.
- Police presence so we feel safe. Lighting in high-use areas.
- More walking trails. We already have some great ones but we need more and an emphasis on connecting present ones to new ones.
- Isolation is BAD. Must have spaces where people WANT to congregate and interact -and celebrate their diversity-with coffee cards, food carts, in each neighborhood. (I second this!)(!)
- Expand neighborhood programs.
- Foster utilization of empty storefronts.
- Walking trails. Dog parks. Clean, unique parks. New, exciting businesses. Diversity (!) Community/neighborhood centers. Community gardens.
- Teen/youth centers in Benson and Highland areas.
- More community neighborhood events/sport events.
- Don’t forget sustainable design and building standards.
- “Attractive design” is all at the eye of the beholder. Design should be safe, healthy, and incorporate well into the surrounding community, but the city’s design and development standards should be flexible enough to allow design professionals to make sound, cost-efficient decisions.
- Renton should promote a diverse housing stock to ensure all people of all incomes have the opportunity to live in safe, healthy, affordable home. But the current Comprehensive Plan promotes higher cost luxury housing. This is contrary to the original goal since very high cost housing pushes high income households into lower cost housing since even they can’t afford the luxury. This takes opportunities away from lower-income households. The City should focus on promoting high quality housing affordable to the low and moderate wage workers to ensure people of all incomes can afford to live here.
- Consider the role of code enforcement in helping to preserve existing stock and further neighborhood values.
- While neighborhoods should be able to protect and enhance their individual character, it cannot be at the expense of excluding diversity. All neighborhoods should have opportunities for safe, healthy housing affordable to a range of income levels. That means cottages, town houses, and apartment buildings should be -and can be- built to incorporate into the neighborhood character, rather than excluded from the neighborhood.
- School play grounds should be open 24/7 so neighborhood children can use the public facilities.
- Make both soft surface and paved walkways away from traffic.
- Neighborhood links to connect the City.

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WHAT ELSE? WORKSHOP COMMENTS

- Should Skyway/West Hill be a neighborhood in Renton sometime in the next 20 years? (Only if they want to be)
- Arts/Artist magnet
- Provide for seniors, low income, disabilities, homeless, more! (←This is for non-profits, not government!)
- Focus on small local manufacture, we should not fall apart if Boeing goes. (*Yes)
- Move toward more self sufficiency with the larger area
- Local employment
- (*)Local food (!)
- Local Entertainment
- Why aren't the council pictures named with representative areas?
- I do not understand why the Renton fire department charges to transport by ambulance. We have already paid for them.
- In 20 years, an energetic and livable downtown.
- More and larger trees and tree cover.
- Better water access for non-motorized boating on Lake Washington/Gene Coulon Park.
- Good coordination with neighbor cities. We are all updating our plans.
- An arts consortium at Big Five. (Yes!) Would synergistically add to theatre, downtown vitality, and bring in fresh money.
- Keep library large with entrance over the river. Don't throw the baby out with the bathwater!
- Put a copy of the directory that's in the elevator also on the outside of each floor -14 copies.
- Vibrant downtown area, more historic preservation focus on small business growth and incubation (Think Portland/Austin, others).
- Library, community center, Benson Terrace – beautify strip mall by Fred Meyer. Public storage top of hill big mistake!!!
- Sidewalk 116th – by a school not safe for kids.
- Focus on diversity of housing and services to create a Renton for everyone.
- A vibrant, thriving, community-centered city.
- A high quality live music club/venue with art space and restaurant that will draw local and national bands.
- Year round farmers market.
- Locally owned food co-op.
- A hub for unique, successful businesses and culture.
- More pizza places -from an 8 year old.
- Skyway should be part of Renton only if the city invests in it.
- Expand farmer's market
- Neighborhood watch – partner with Renton City Police.
- The City of Renton needs to work on providing more affordable housing. The City needs to protect existing neighborhoods by making certain that the present residents can continue to live there. The City needs to follow the GMA to provide assistance to increasing the number of affordable homes.
- Bring Skyway along.
- Renton 2023
 - Food

- Sufficient farmland within 20 miles of City of Renton
- Year-round infrastructure for sale of local farm products
- More community garden space
- Grocery store in Landing
- Elimination of “food deserts”
- Water
 - Rainwater harvesting on all public buildings sufficient for landscape maintenance
 - Stop fluoridation of drinking water
 - Greywater systems
- Energy
 - Renewable energy on large and small scale, perhaps public private partnership like Real Goods Solar to make solar affordable
 - All government buildings energy efficient
 - Building codes to allow green roofs, require super insulation, rainwater harvesting
- Economy
 - Small manufacture and repair; new, green tech local manufacturing e.g., Styrofoam replacement and resourcing plastic repair rather than toss
 - Work within walking/biking distance
 - Local retail and infrastructure for local retail including 3rd space; indoor year-round ‘public market’ featuring local grocery and produce, crafts, eateries, small businesses -similar to Public Market in Bellingham- in addition to Farmer’s Market
- Environment
 - Retail -including grocery- within 2 miles
 - Wildlife corridor
 - Fix limits on sprawl -single family homes
 - Restaurants and all eating facilities required to use food waste pickup
- Education
 - Emphasis on conflict resolution
 - Everyone knows how to cook 10 recipes by graduation
 - School gardens
 - Free breakfast for all children including rich ones -no stigma
 - Lunches cooked on premises using local food where possible
 - No more printed books – all e-books – readers provided
 - All schools have greenery -trees and shrubs
 - Job training
- Infrastructure
 - Zone changes to allow small retail within residential areas
 - Cisterns to catch/hold/filter rainwater for landscape and gardens

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