

Downtown Pedestrian District

Planning Commission
Workshop

October 24, 2007



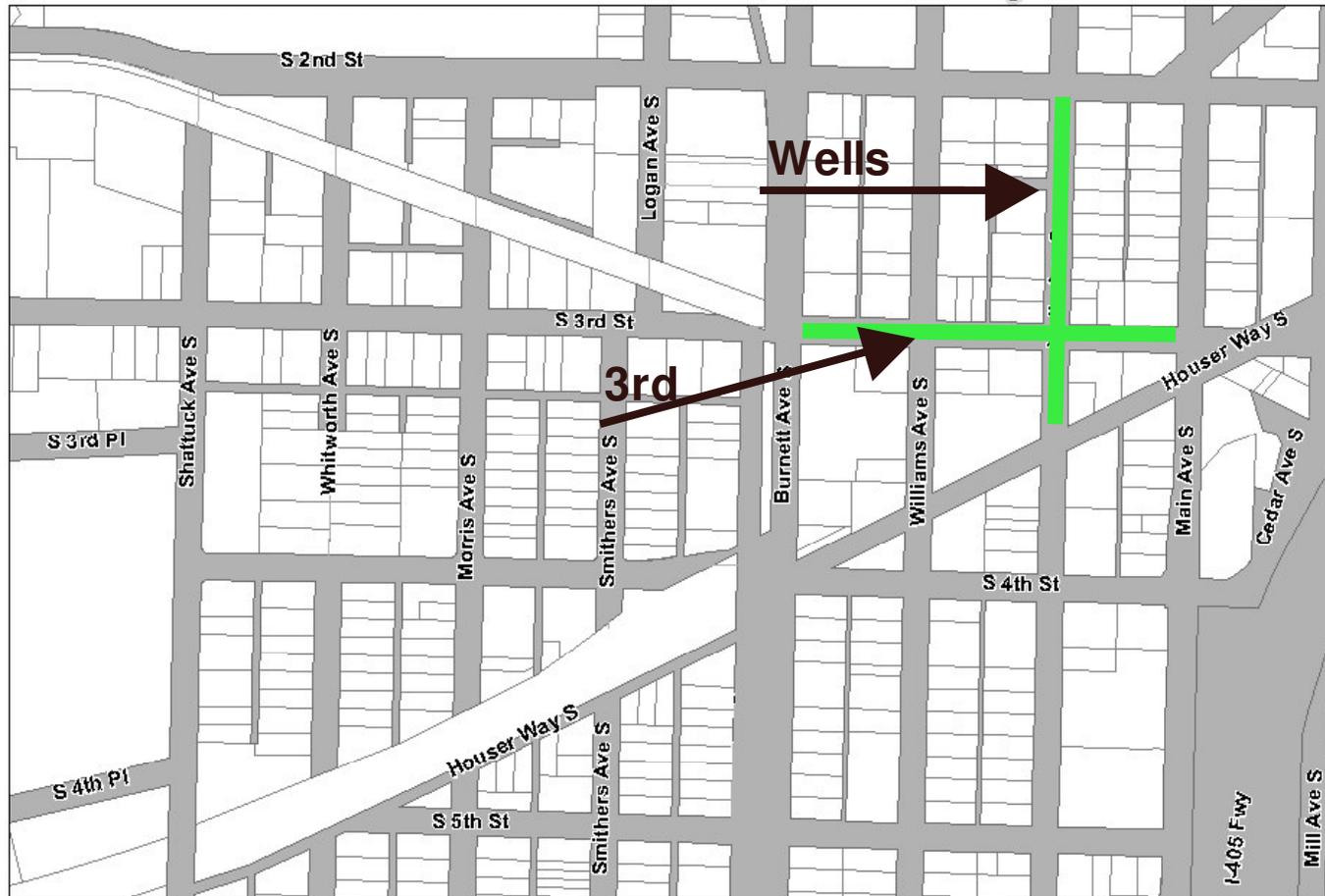
Downtown Pedestrian District

- Pedestrian District is distinguished through the use tables, notes 3 and 16
- District prohibits ground floor uses such as: adult family home, congregate residences, group homes, retirement residences, family day care, convalescent centers, parking, laboratories, and manufacturing



Downtown Pedestrian District

Downtown Renton - Pedestrian District Study Area



EDNSP

E. Conkling, Senior Planner
A. Johnson, Planning Tech

October 23, 2007

0 150 300 600 Feet

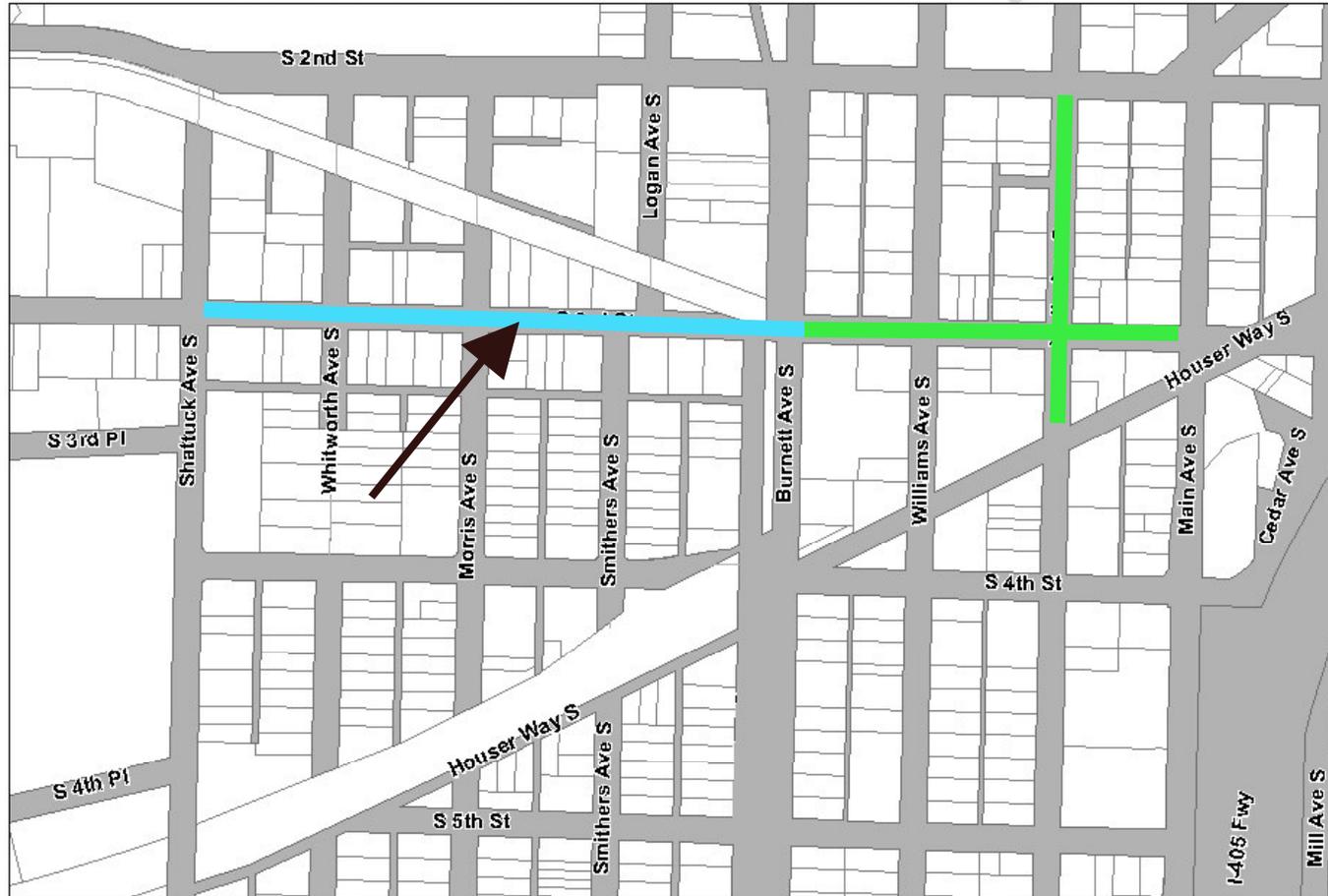


Downtown Pedestrian District



S. 3rd Street- Proposed Extension

Downtown Renton - Pedestrian District Study Area



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October 23, 2007

0 150 300 600 Feet



S. 3rd Street- Proposed Extension

- Connects Downtown with Rainier Avenue
- Tree-lined streets present a pleasant feel
- Existing shopping and offices
- Older buildings could come in for redevelopment
- Upon redevelopment, surface parking could be located behind businesses



S. 3rd Street- Proposed Extension

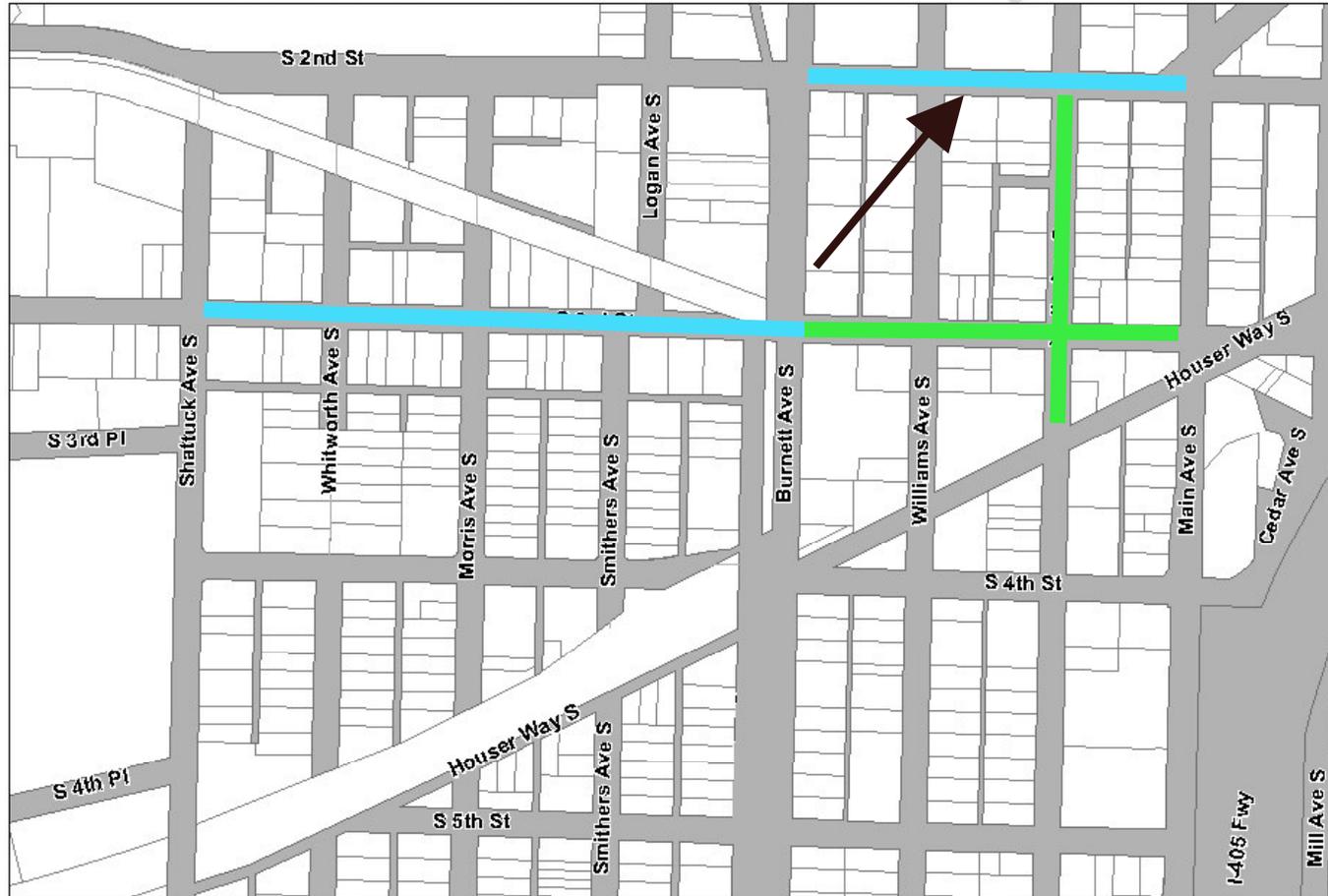


S. 3rd Street- Proposed Extension



S. 2nd Street- Proposed Extension

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S. 2nd Street- Proposed Extension

- Renton's financial district
- Land is underused
- Upon redevelopment, parking could be accommodated underground or at the back of the lots
- Close to housing, transit center, parking garage, shops and restaurants
- 2nd and Main project to anchor

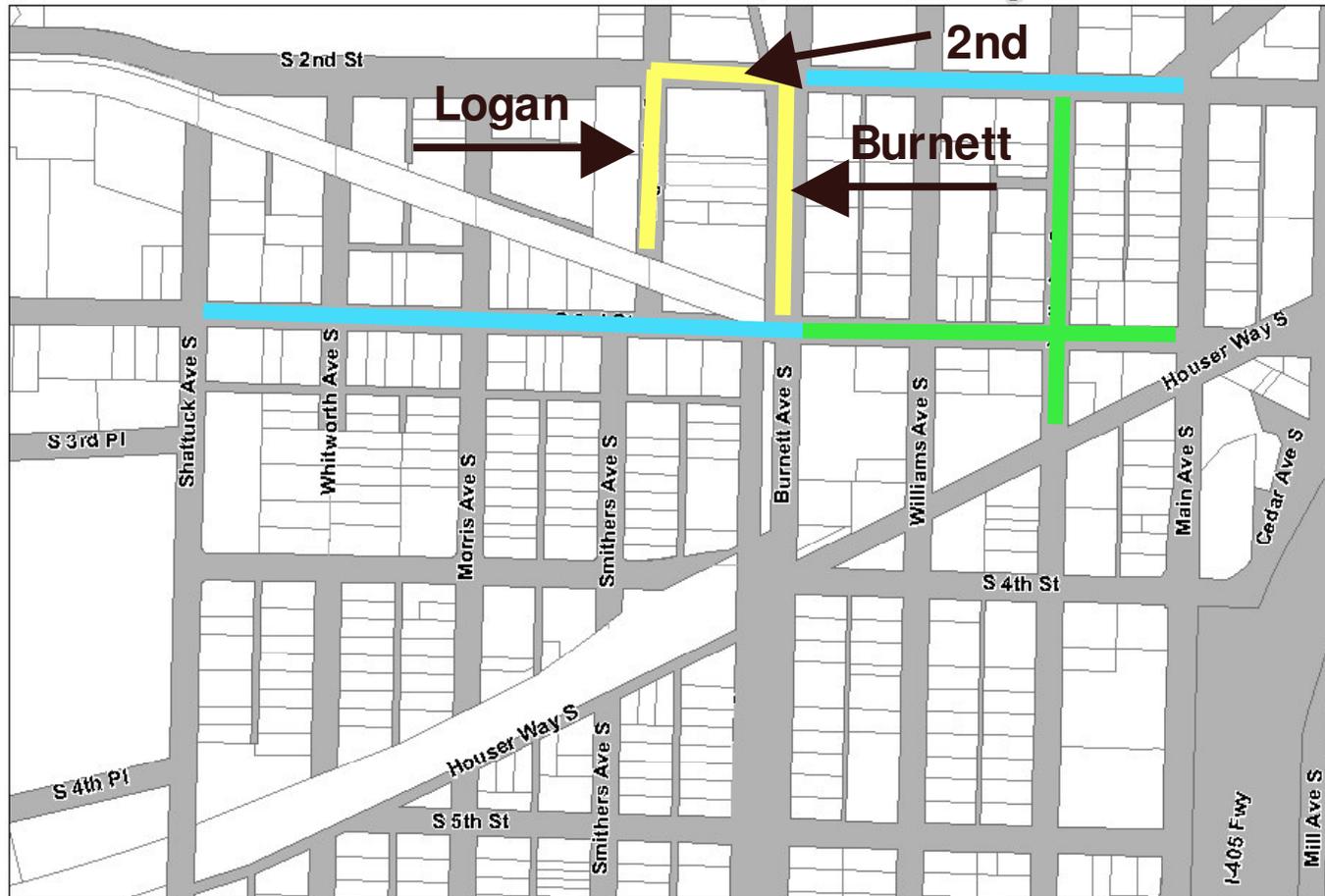


S. 2nd Street- Proposed Extension



Parking Garage and Transit Center

Downtown Renton - Pedestrian District Study Area



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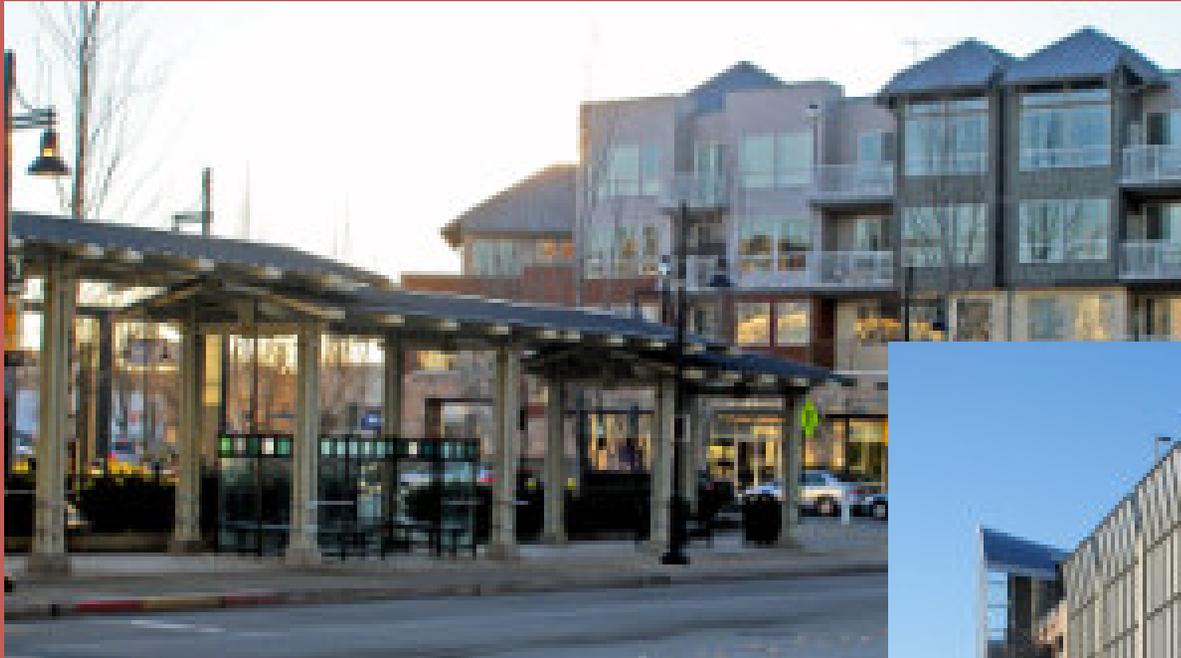


Parking Garage and Transit Center

- West side of Logan is ground floor businesses with housing above
- North side of 2nd is bank, teriyaki
- East side of Burnett is primarily ground floor parking with businesses above
- Does it make sense to make the City Parking Garage and the Metropolitan Parking Garage non-conforming?

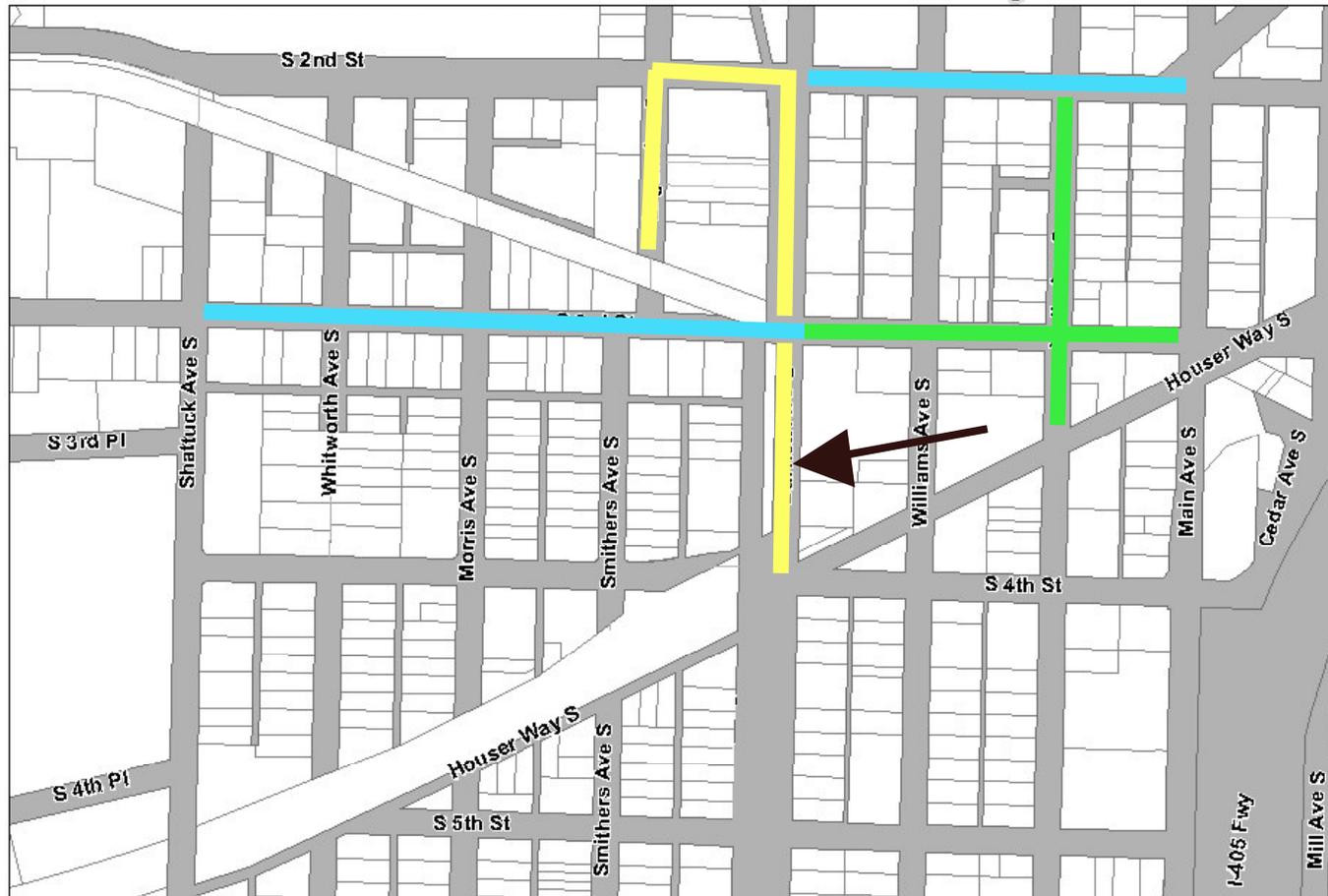


Parking Garage and Transit Center



Burnett Avenue- South of 3rd

Downtown Renton - Pedestrian District Study Area



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Burnett Avenue- South of 3rd

- Walkable feel on west side of the street
- Restaurants, shops, and housing are located here
- East side of the street characterized by blank side of Bank and parking
- Entire segment dominated by large public and private parking lots

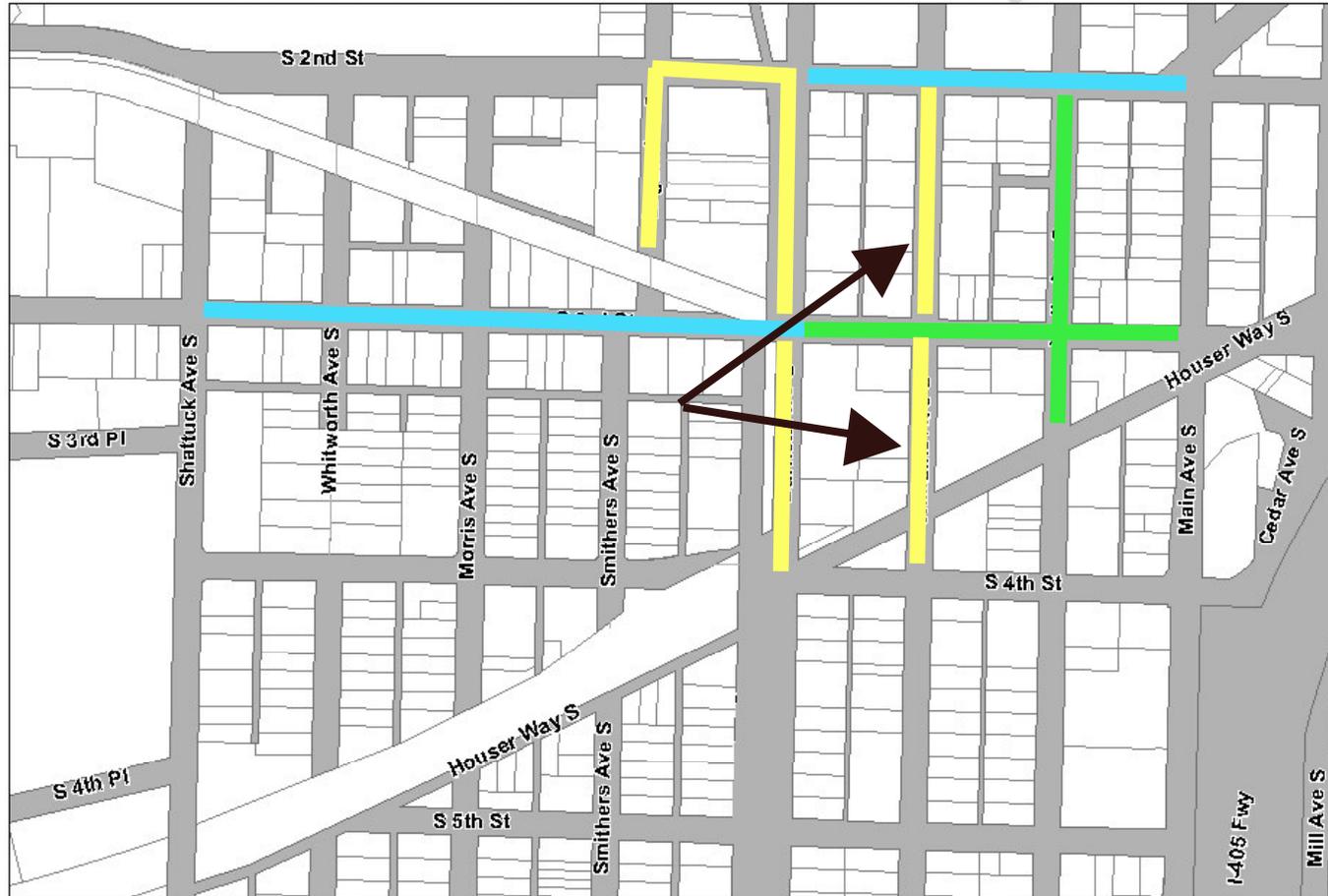


Burnett Avenue- South of 3rd



Williams Avenue S

Downtown Renton - Pedestrian District Study Area



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Williams Avenue S

- North of 3rd the block is dominated by the large, blank sides of buildings, and parking entrances
- South of 3rd has some small businesses, the post office, and a small park
- The west side of Williams south of 3rd has the same large parking lot as Burnett



Williams Avenue S- North of 3rd



Williams Avenue S- South of 3rd



Wells Avenue S- South of Houser



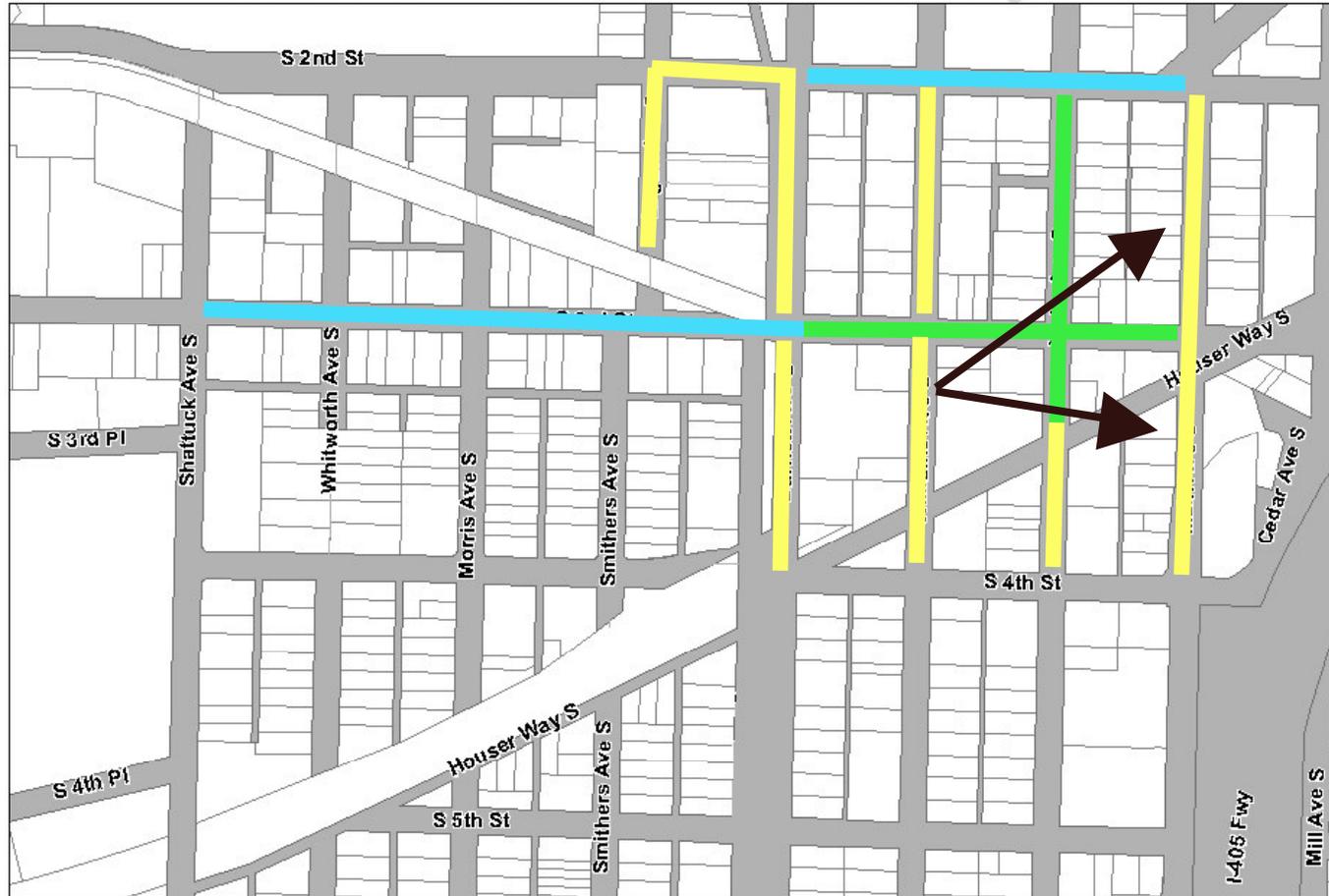
Williams Avenue S- South of 3rd

- Some small shops and restaurants-
Fin-n-Bone, Melrose Grill, Family
Market, copy place
- Senior housing development
- Sizeable public parking lot (Fin-n-
Bone)



Main Avenue S.

Downtown Renton - Pedestrian District Study Area



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Main Avenue S.- North of 3rd

- 2nd and Main project will anchor the north west side of this block
- Jet City Espresso, large vacant lot used for parking next to Jet City, large parking lot behind Ben's Loan
- Small businesses on both sides of the street near 3rd and veterans plaza
- Traffic calming planned with I-405 expansion



Main Avenue S.- North of 3rd



Main Avenue S.- South of 3rd

- Small business located here, but none are pedestrian oriented (sewing machine repair, trophy shop, blank side wall of Stiffy's)
- Large residential parking lot
- Traffic calming will come with widening of I-405

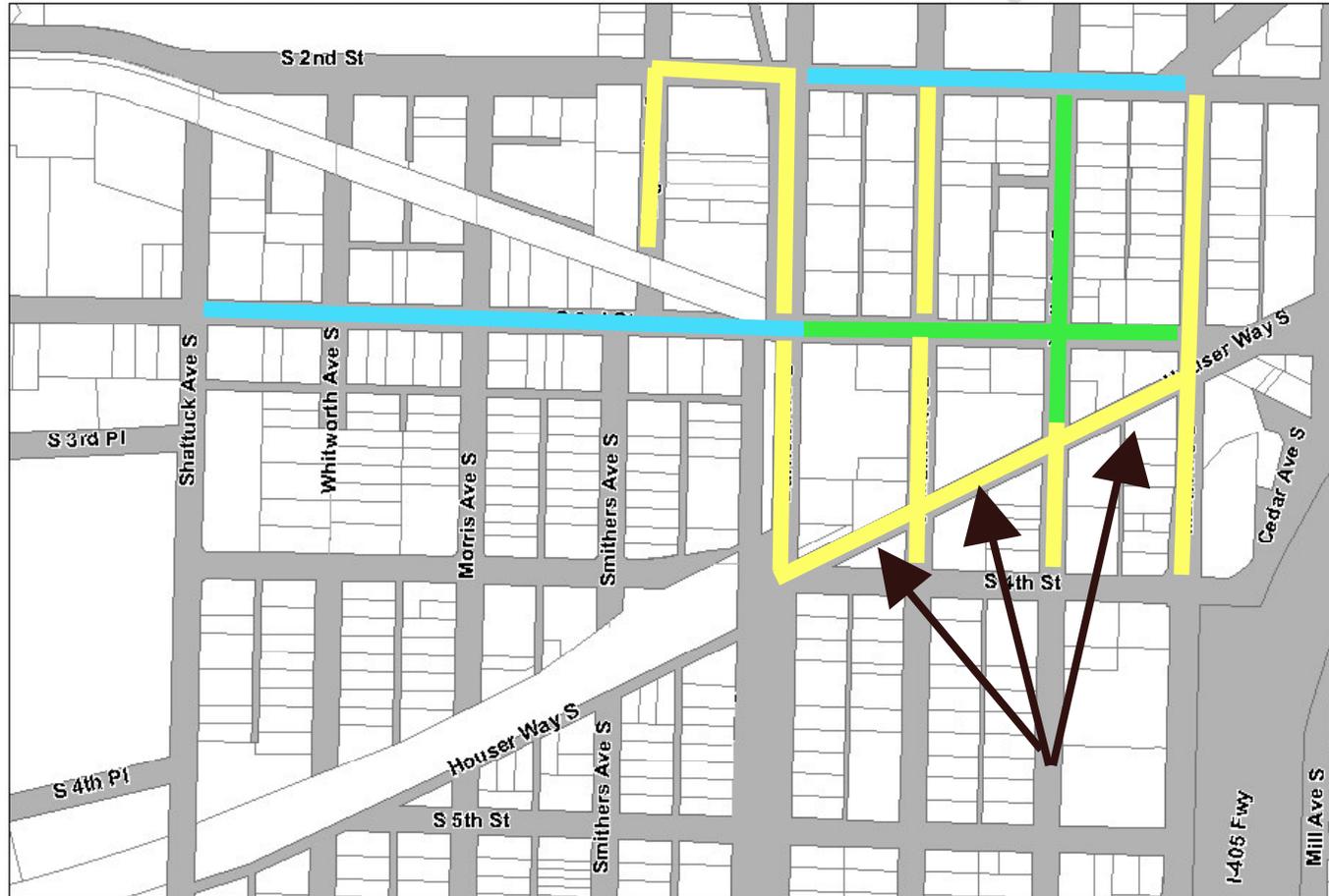


Main Avenue S.- South of 3rd



Houser Way S.

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Houser Way S.

- The entire corridor is primarily the backs and sides of buildings
- Storage uses, garbage collection, and other necessary activities take place along Houser Way
- There is a small park at the south/west end of Houser, between Houser and 4th

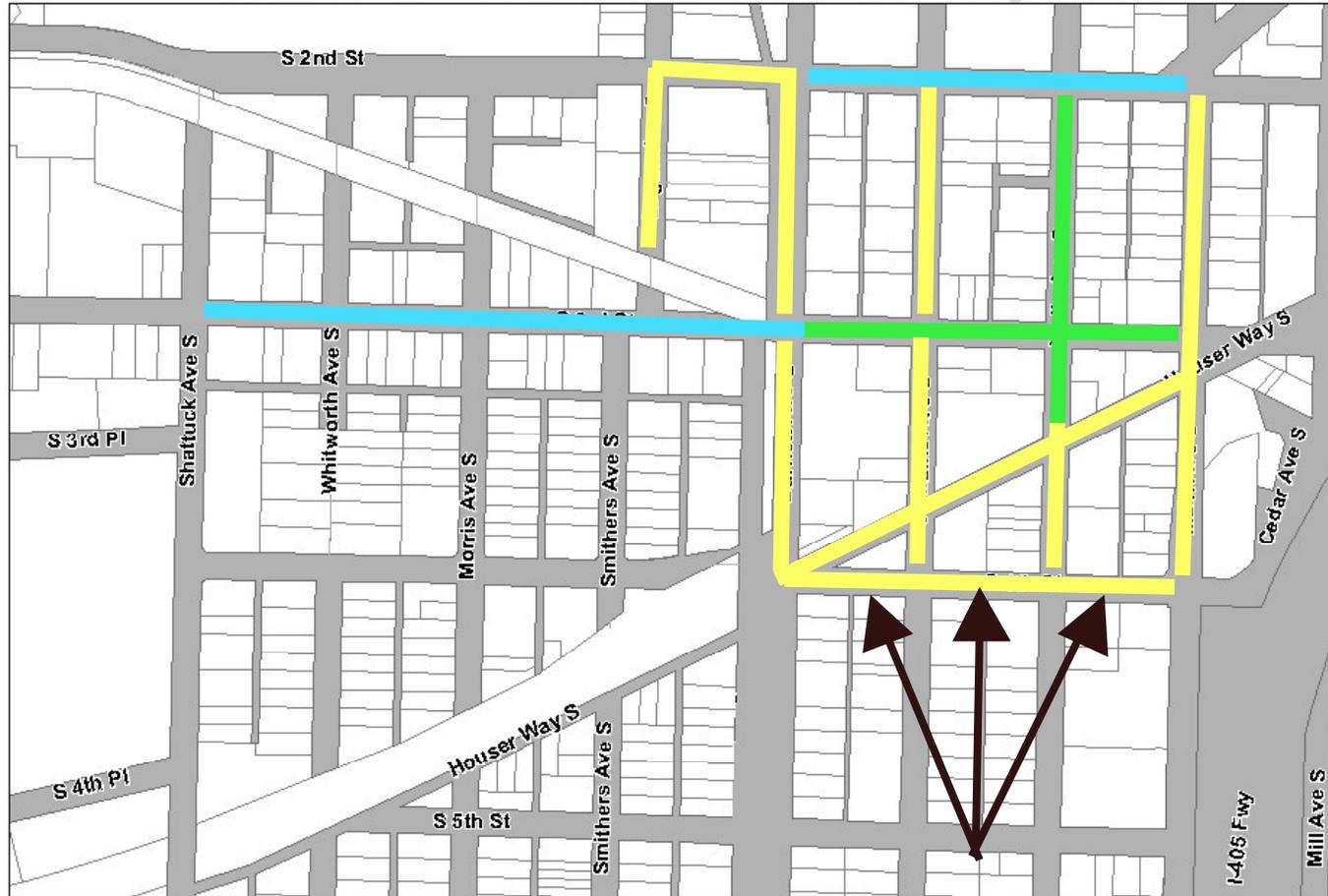


Houser Way S.



S. 4th Street

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S. 4th Street

- Mostly characterized by big blank walls and the backs and sides of buildings
- A few businesses (Whistle Stop Ale House, CD Danza Salon)
- There is a small park at the south/west end of 4th, between Houser and 4th



S. 4th Street



Pedestrian District Expansion

- Where should the district be expanded?
- What does the Planning Commission suggest?

