

AMENDMENT 2006-T-3 – COMMUNITY DESIGN AND LAND USE ELEMENTS, PROPOSED REVISIONS

DESCRIPTION: Proposed minor corrections and more substantial revisions to the Community Design and Land Use Elements of the City of Renton Comprehensive Plan.

ISSUE SUMMARY:

1. The Land Use Element and other sections of the City’s Comprehensive Plan were revised and appropriate objectives and policies moved to a new “free-standing” section of the Plan in 2004. This Community Design Element was adopted in November 2004.
2. Corrections and revisions of the Community Design Element are required for clarity and to reflect new policy.
3. The Land Use Element requires minor corrections and revisions.

RECOMMENDATION SUMMARY:

Recommend that the Planning Commission approve corrections and revisions to the Community Design Element, as delineated below and in Attachment ‘A’.

Recommend that the Planning Commission approve corrections and revisions to the Land Use Element, as delineated below and in Attachment ‘B’.

ANALYSIS:

Community Design Element

Since it was created and adopted in November 2004, the Community Design Element has been used as policy support for the Urban Center Design Guidelines (now called the Urban Design Regulations, RMC 4-3-100).

In addition to minor corrections (see Attachment ‘A’), some revisions are suggested. They are as follows:

The following proposed revision reinforces the policy that streets should be built through to other streets in a network.

Policy CD-26. Streets, sidewalks, and pedestrian or bike paths should be arranged as an interconnecting network. The use of cul-de-sacs should be discouraged. A grid or “flexible grid” pattern of streets and pathways, with a hierarchy of widths and corresponding traffic volumes, should be used.

Proposed Revised Policy CD-26. Streets, sidewalks, and pedestrian or bike paths should be arranged as an interconnecting network. The use of Dead-end streets and cul-de-sacs should be discouraged. A grid or “flexible grid” pattern of streets and

pathways, with a hierarchy of widths and corresponding traffic volumes, should be used.

The following proposed revision recognizes that Renton will be seeing more multi-story structures, perhaps in mixed-use developments where there may be large expanses of roofs in view.

Proposed Revised Policy CD-41: Rooftops that can be seen from public streets, parks, or open space should be designed to hide mechanical equipment and to incorporate high-quality roofing materials.

Proposed Revised Policy CD-41: Rooftops that can be seen from higher elevations, taller buildings, and public streets, parks, or open space should be designed to hide mechanical equipment and to incorporate high-quality roofing materials.

The following proposed revision reflects that it may be desirable to have signage that is animated, to enliven City streets, especially at night and also that the problem with billboards is not that they have moving parts so much as that they may be oversized in neighborhoods.

Policy CD-73. All billboards with moving parts should be eliminated.

Proposed Revised Policy CD-73. ~~All billboards with moving parts should be eliminated~~in neighborhoods, where they are out of scale with surrounding buildings and uses, should be removed.

Land Use Element

The Land Use Element requires minor corrections of syntax, spelling, punctuation and similar changes, in some cases to increase clarity or provide consistency with other Elements of the Comprehensive Plan and/or the Municipal Code, as indicated in Attachment 'B'.