

City of Renton
Planning Commission

Docket Item 06-07
Commercial-Office-Residential
Zone

January 9, 2008

The Requests

- Docket request to evaluate the minimum density of 5 du/acre in the Commercial-Office- Residential (COR) zone.
- 5 du/acre seems to be inconsistent with Comp Plan purpose and intent for the COR designation.
- Also, another docket request to eliminate the COR 3 designation because the area zoned COR 3 is built out.

Background

- There are three COR designations.
 - In the Code, but in function there are only 2.
- Each different designation was generally assigned to single large properties.
- Intent was to address the varied conditions of the sites including environmentally sensitive features, but also to address the potential for significant development.
- Those three areas in general are: Stoneway Concrete, Port Quendall, and the area of Southport and Fry's.



COR 1 - Stoneway Concrete

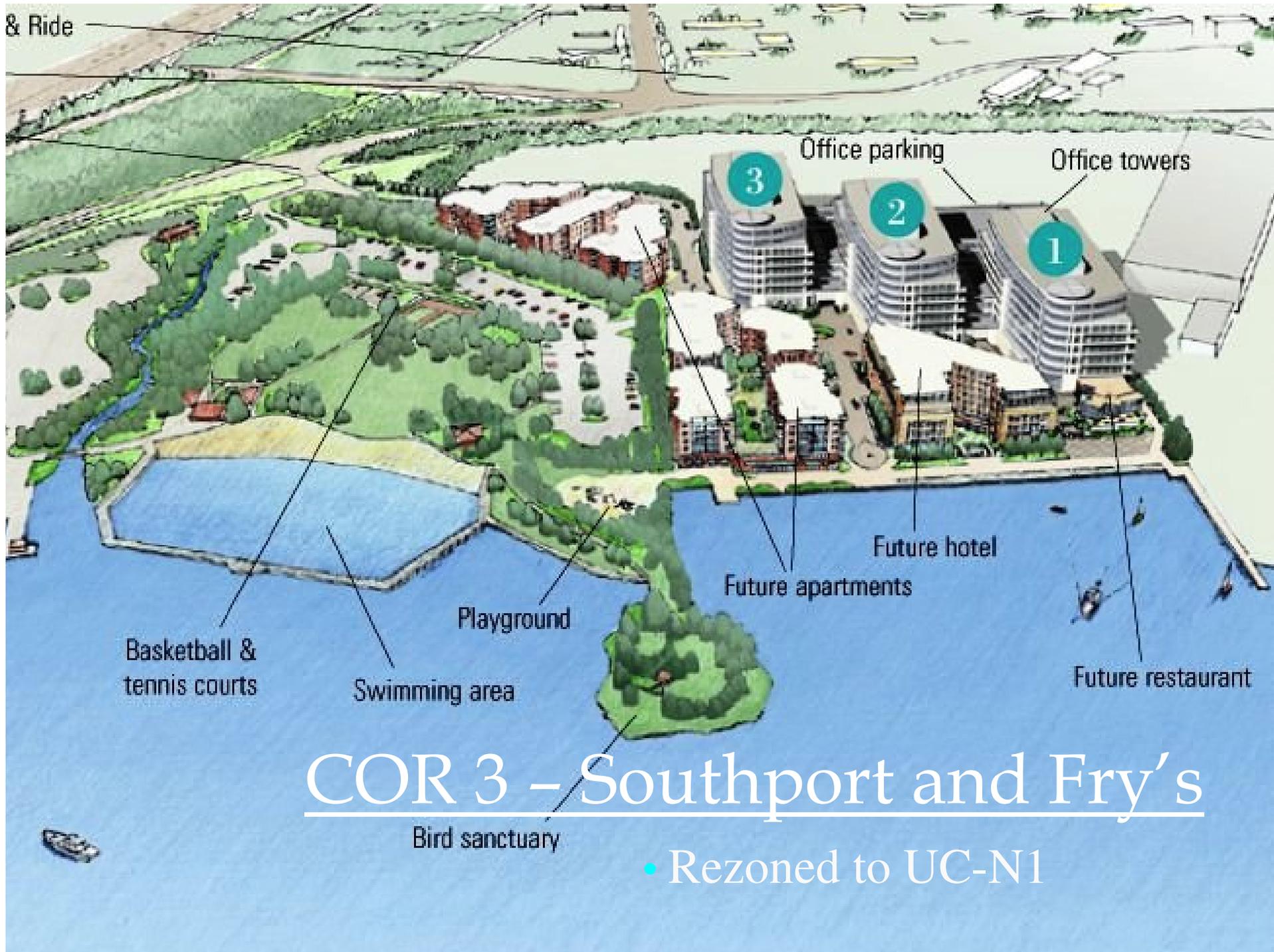


Seahawks Facility

Port Quendall

Barbee Mill

COR 2 - Port Quendall

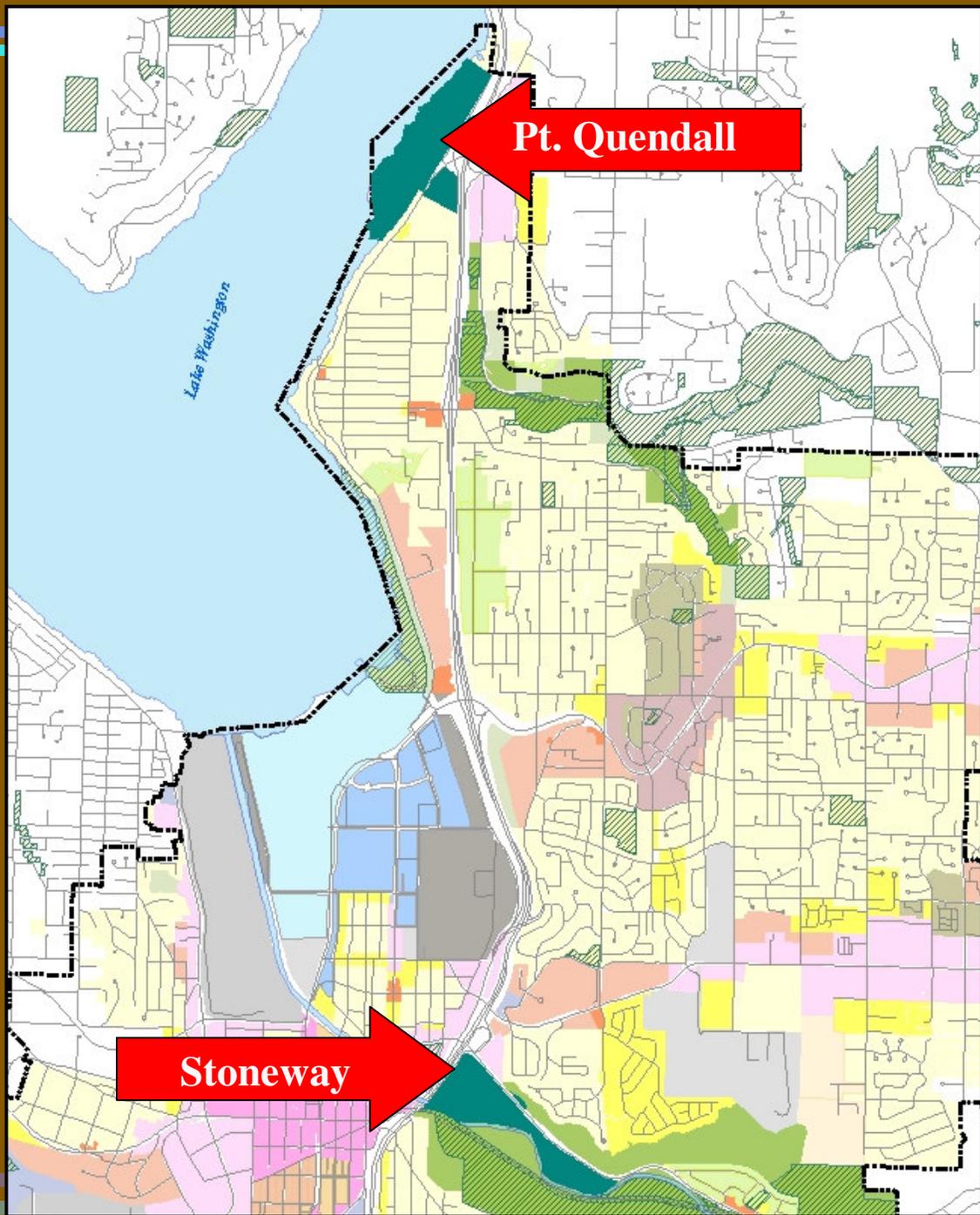


COR 3 - Southport and Fry's

- Rezoned to UC-N1



- Map of current COR zone in the City



COR Standards

- **Minimum Density:**
 - Mixed use – 16 du/acre
 - other – 5 du/acre
- **Maximum Density:**
 - Either 25 or 50 du/acre

COR Standards (cont.)

- **Density bonus (COR 1 & 2):**
 - 0 - 5 du/acre
 - **Criteria (COR 1):** Provision of balance of height, bulk, and density
 - **Criteria (COR 2):** Provision of any of the following:
 - Continuous pedestrian access to shoreline
 - Additional 25' shoreline setback
 - Establishment of view corridor
 - Establishment of water related uses
 - Daylighting of piped streams

COR Standards (cont.)

- **Maximum Height:** 10 stories/125 ft.
- **Height Bonus (COR 1):** None or additional height not specified
 - **Criteria:** Provision of any of the following:
 - Pedestrian access to shoreline
 - 5 affordable units/50 units
 - Additional 25' shoreline setback
 - Establishment of view corridor
 - Establishment of water related uses

Issues

- Should COR 1, COR 2, and COR 3 be consolidated into one COR zone?
- What is the appropriate minimum density for a consolidated Commercial-Office-Residential (COR) zone?
- What is the appropriate maximum density for a consolidated Commercial-Office-Residential (COR) zone?
- Should the Urban Design guidelines be applied to the COR zone?

Consolidation

Consolidation

- The purpose of having three COR zones was to respond to the unique characteristics of the sites.
- The COR 3 (Southport and Fry's) was rezoned and is built out or underway. COR 2 (Port Quendall) has projects underway that will leave only one parcel undeveloped.
 - These projects make the need for three sub-zones unnecessary.
- Therefore, it is recommended that the COR zone be consolidated.

Minimum
and
Maximum Densities

Density

- A higher minimum would facilitate the Comprehensive Plan objective and goals of the COR zone for the creation of development that is concentrated, compact, urban, and of a prominent identity.
 - It is recommended that the minimum density be raised to 30 du/acre
 - It is recommended that the maximum density be 50 du/acre.

Development Standards

Development Standards

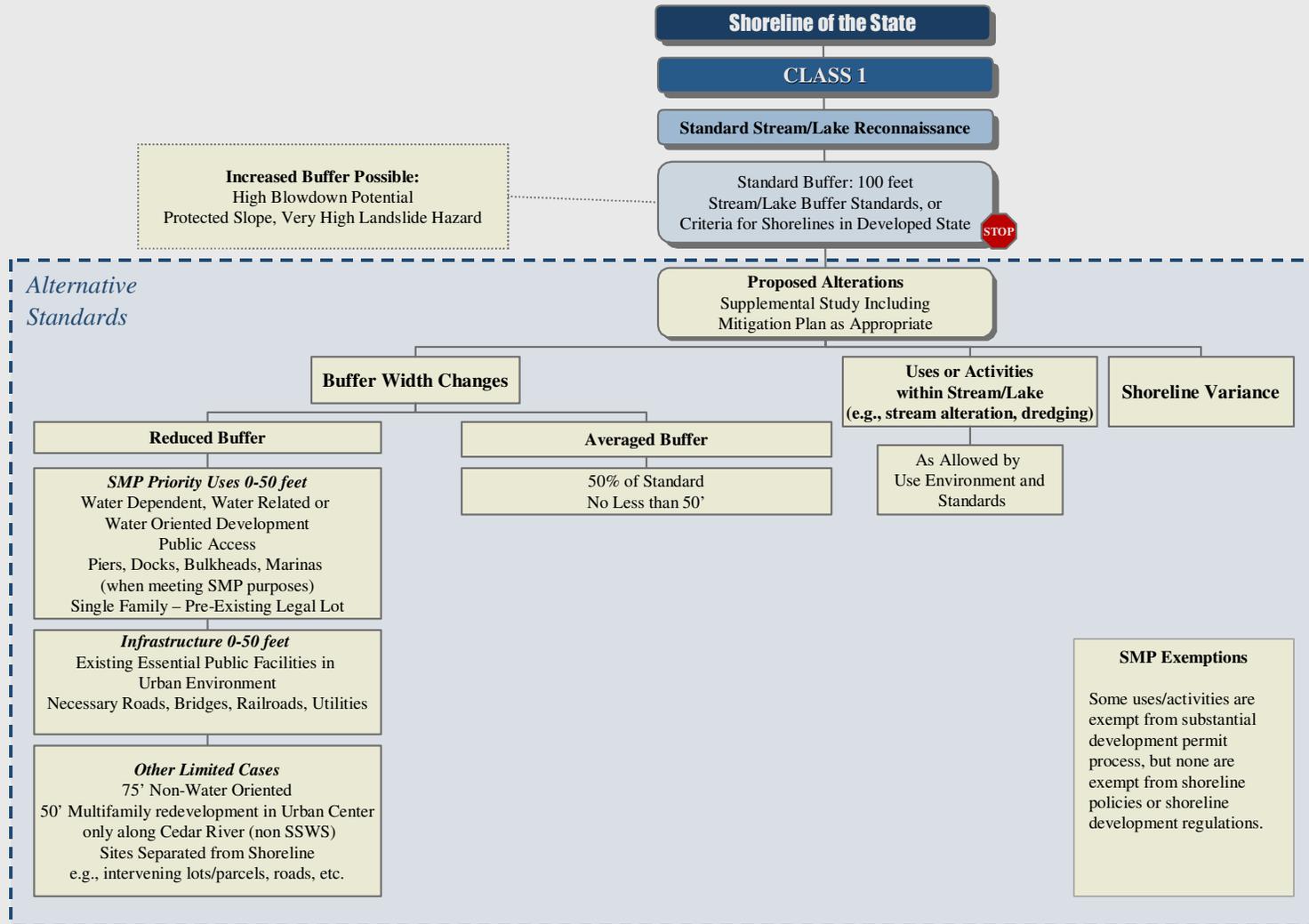
- In order to help ensure that the development that occurs in the COR zone meets the stated policies and objective of the Comprehensive Plan of a prominent identity,
 - it is recommended that the COR zone be placed in Design District C.

Questions from 12-12-07 Planning Commission Meeting

1. Shoreline Regulations
2. Multi-family tax exemptions in regards to affordable housing

Shoreline Regulations

Renton: Proposed Regulations of Activities in or Abutting Class 1 Waters



Class I

Renton: Proposed
Regulations of
Activities in or
Abutting Class I
Waters

Increased Buffer Possible:
High Blowdown Potential
Protected Slope,
Very High Landslide Hazard

Shoreline of the State

CLASS 1

**Standard Stream/
Lake Reconnaissance**

Standard Buffer: 100 feet
Stream/Lake Buffer Standards,
or
Criteria for Shorelines
in Developed State

STOP

Buffer Width Changes

Proposed Alterations
Supplemental Study Including
Mitigation Plan as Appropriate

Reduced Buffer

Averaged Buffer

SMP Priority Uses 0-50 feet

Water Dependent, Water Related or
Water Oriented Development
Public Access Piers, Docks, Bulkheads, Marinas
(when meeting SMP purposes)
Single Family – Pre-Existing Legal Lot

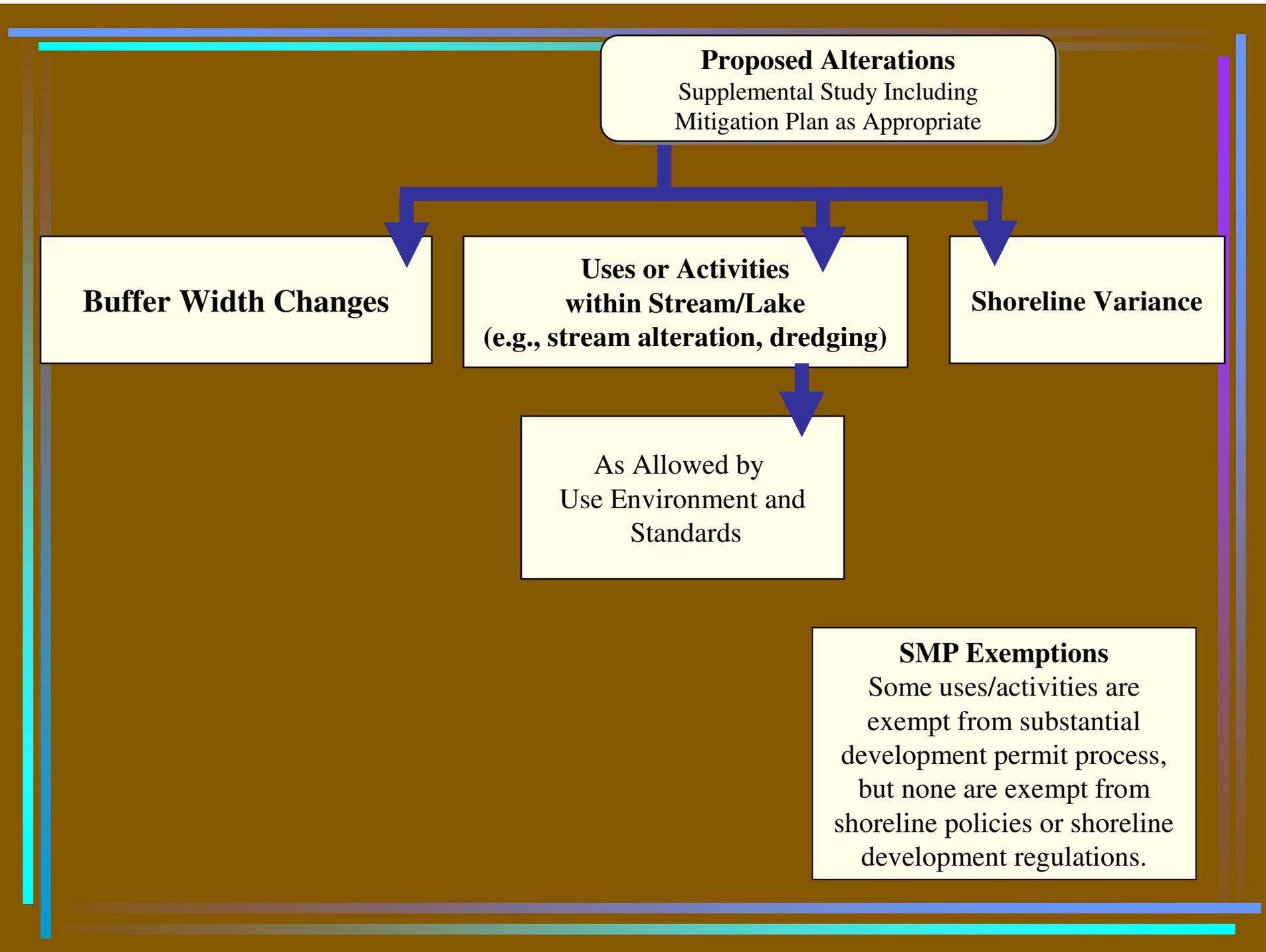
50% of Standard
No Less than 50'

Infrastructure 0-50 feet

Existing Essential Public Facilities in
Urban Environment
Necessary Roads, Bridges,
Railroads, Utilities

Other Limited Cases

75' Non-Water Oriented
50' Multifamily redevelopment in Urban Center
only along Cedar River (non SSWS)
Sites Separated from Shoreline
e.g., intervening lots/parcels, roads, etc.

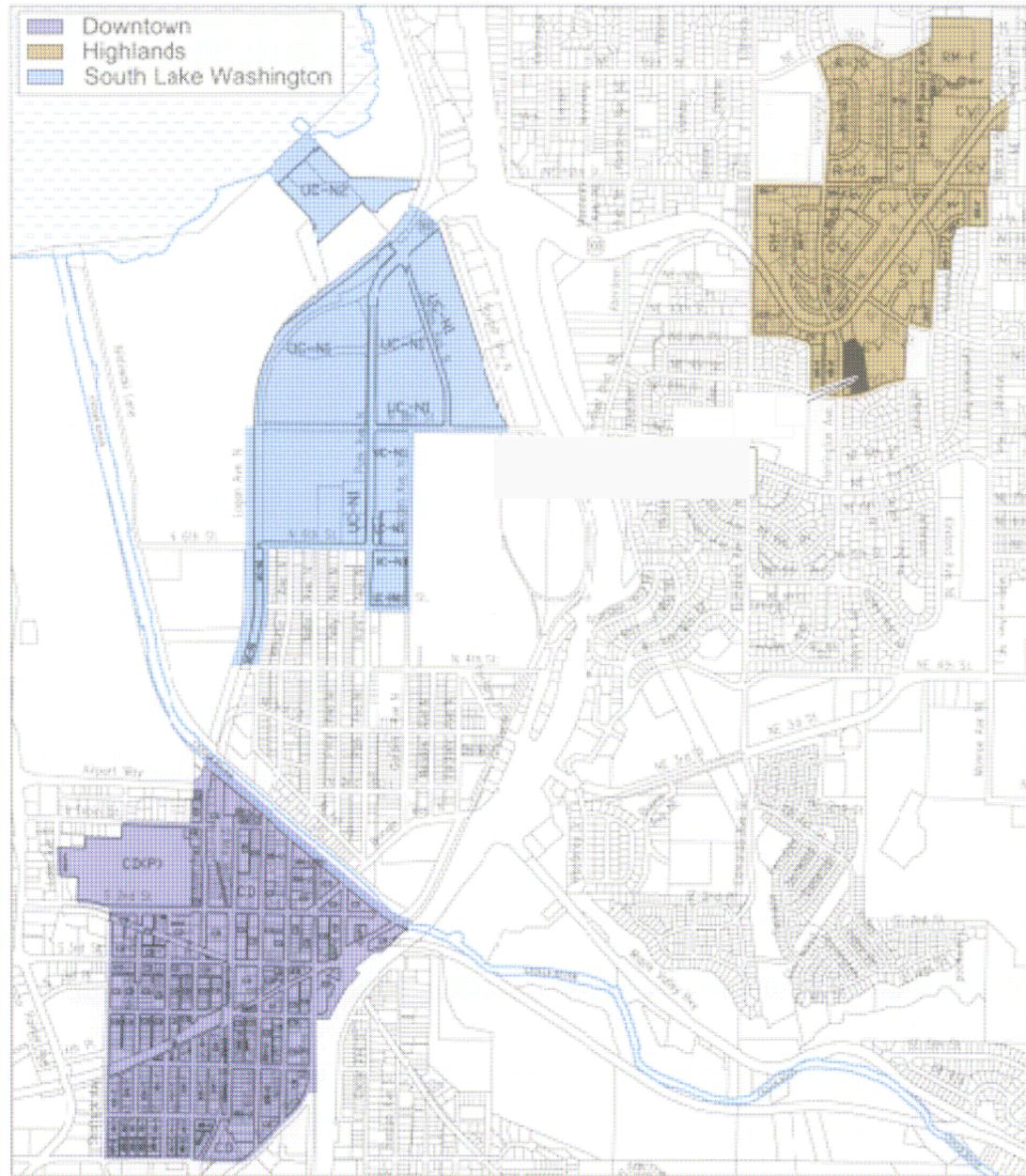


Shoreline Regulations

- The following bonus criteria that are used in COR are either standards of the revised Shoreline regulations or will be with the current revisions:
 - Continuous/pedestrian access to shoreline
 - Additional 25' setback
 - Establishment of view corridor
 - Establishment of water related uses
 - Daylighting of piped streams
- Washington state law directs municipalities to achieve a balance of natural, recreational, and economic uses of shorelines.

Multi-family Tax Exemption

- The COR zoned areas are not within the targeted areas for the Multi-family housing property tax exemption



Residential Targeted Areas for Multi-Family Housing Property Tax Exemption



Economic Development, Neighborhoods & Strategic Planning
Alex Pirsch, Administrator
G. Del Rosario
26 January 2006

Multi-family Tax Exemption

- As the multi-family tax exemption currently stands it does not address affordability.
- In 2007, State Legislature amended the program to include the potential for affordability of 20% of the units.
 - Includes rental and for-sale properties for low and/or moderate incomes.
 - Staff will be preparing potential changes to address the affordability element of the multi-family tax exemption.

Bonus with Affordable Housing

- The R-14 zone is the only zone in the City that has a bonus for the provision of affordable housing.
 - Allows 1 – 4 additional du/acre
 - Provision of 2 affordable units per net developable acre, this is one of 4 criteria to achieve a bonus.

Conclusion

- It is recommended that the Planning Commission accept the staff recommendations to:
 - Consolidate the 3 COR zones into one COR zone
 - Set the minimum density at 30 du/acre
 - Set the maximum density at 50 du/acre
 - Place the COR zone in Design District C