

M E M O R A N D U M

DATE: July 16, 2014

TO: Michael Drollinger, Planning Commission Chair
Members of the Planning Commission

FROM: Angie Mathias, Senior Planner

SUBJECT: Comprehensive Plan Community Planning Element

ISSUE

What should be updated in the Community Planning Element?

RECOMMENDATION

Reformat, simplify, and consolidate the Community Planning element. Also, amend to recognize adoption of the Benson Hill Community Plan and ensure compliance with requirements.

BACKGROUND SUMMARY

A Community Planning Element is not a mandatory element for compliance with the Growth Management Act (GMA). As such, there are no direct requirements of the element from GMA, only that the element be consistent with other elements. Similarly, there are no specific requirements from Puget Sound Regional Council or Department of Commerce. The Comprehensive Plan should be consistent with the Countywide Planning Policies (CPP's) and the CPP's have two policies that relate to a Community Planning element. Those policies are:

- DP-38 Identify in city comprehensive plans local centers, such as city or neighborhood centers, transit station areas, or other activity nodes, where housing, employment, and services are accommodated in a compact form and at sufficient densities to support transit service and to make efficient use of urban land
- DP-39 Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.

Policy CP-3 of the draft Community Planning Element addresses the CPP's above. The draft Element is also amended to be more concise and simplified than the current adopted version. Finally, the draft has been reformatted to match the new formatting standard for the Comprehensive Plan.



COMMUNITY PLANNING ELEMENT

Engaging citizens at the local level.

■ Discussion

Through the Community Planning process, communities decide what they want to nurture and what they want to change at a local level and set a vision and goals for the community. Community Plans are a unifying force that identifies local characteristics and addresses local issues that are not in the Comprehensive Plan, such as patterns of land use, design, traffic circulation, and services. Community Plans result from a partnership between the City and community residents, businesses, and other stakeholders in the Planning Area. The purpose of Community Planning is to enhance that which the community values, as well as to identify and assure sensible growth and development, consistent with the Comprehensive Plan. Community Plans align the provision of City services and the allocation of infrastructure investments with community goals and priorities.

■ Goals

CP-1: Engage the public with the opportunity to participate in a partnership with the City shaping the future of their community.

CP-2: Through Community Planning, improve the livability of Renton's neighborhoods, preserve unique identities, foster and enhance community character, and prioritize the provision of City services and investment in infrastructure.

CP-3: Ensure Community Plans implement the goals of the City and the Growth Management Act and that there is consistency between the Comprehensive Plan, Community Plans, and Development Regulations.

■ Policies

Policy CP-1: Develop Plans in conjunction with the people of the Community; this includes coordinating with recognized neighborhood

associations, business associations, and other community groups, as well as business owners and community residents.

Policy CP-2: Engage in consistent and ongoing public participation because it is essential in developing relevant plans and in implementing plans successfully.

Policy CP-3: Community Plans establish the vision of the Community and identify features and characteristics to retain, develop, preserve, enhance, or correct. They also seek to identify local centers where housing, employment, and services are accommodated in a compact urban form. Finally, the plans seek to identify opportunities to enhance community character and mix of uses through infill development, redevelopment, and reuse of existing buildings.

Policy CP-4: Develop plans that supplement and refine the goals, objectives, and policies of the Comprehensive Plan within the Community Planning Areas and that make recommendations on land use designations, design standards, and capital improvements within the Community Planning Areas.

Policy CP-5: Recognize that unique districts and neighborhoods exist within Community Planning Areas and, if appropriate, include provisions for subarea or neighborhood plans for these areas in a Community Plan.

Policy CP-6: Implement Community Plans in concert with Community Plan Advisory Boards who make recommendations based on the adopted vision and goals of their Community Plan regarding the provision of City services and infrastructure investment.

The City of Renton has 10 Community Planning Areas. The City began community planning in 2010 and is working towards adopting plans for each of the Planning Areas.



ADOPTED COMMUNITY PLANS

Over time, community plans will be developed for each of the ten Community Planning Areas. Copies of all adopted Community Plans can be obtained by contacting the Planning Division of the Department of Community and Economic Development. The following plans have been adopted:

1. The City Center Community Plan – Adopted June 6, 2011 by Resolution #4098
2. The Benson Hill Plan – Adopted October 14, 2013 by Resolution #4197

COMMUNITY PLANNING AREAS MAP

Community Planning Areas share community identity, schools, existing infrastructure, physical features, service areas, districts, access to and from the community, and/or data collection units. Based on those traits, at a Neighborhood Program Neighbor to Neighbor meeting, residents began the process of identifying Community Planning Areas. Staff and elected officials refined the drafted maps and following review of Planning Commission and City Council the formal Community Planning Areas map was adopted. The Map shows ten Community Planning Areas in the City of Renton and its Potential Annexation Area. Boundaries are not final until the adoption of the Community Plan.

