



M E M O R A N D U M

DATE: May 6, 2015

TO: Kevin Poole, Planning Commission Chair
Members of the Renton Planning Commission

FROM: Angie Mathias, Senior Planner

SUBJECT: **Comprehensive Plan Land Use Element – Buildable Land Analysis for Proposed Rezones and Allowing Residential in the Commercial Office (CO) Zone**

ISSUE

The City has accepted growth targets for both housing and employment. After deductions for new housing and employment since the base year of the targets in 2006, Renton’s targets are to accommodate 14,050 new households and 28,755 new jobs by the year 2035. When the City makes changes in zoning, either to a zone that allows fewer or to a zone that allows greater number of either households or jobs, it is important to estimate the potential impacts to the capacity of the City to accommodate new households and jobs. The City completes such an analysis for the whole City every seven years; the cumulative information for the county is adopted as the King County Buildable Lands Report. This report requires that the City evaluate all vacant and redevelopable land by zone and estimate the capacity of that land to accommodate new households and/or jobs.

This staff report presents an analysis that utilizes the same methodology and assumptions to estimate the impacts to Buildable Lands the proposed rezones and proposed allowance of residential in the Commercial Office (CO) zone.

ANALYSIS

Benson Hill Community Planning Area

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
Benson	A	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-14
	B	3 – split zoned	Amend Land Use from RMF to Residential Single Family and rezone from RMF to R-8

	C	2 - correction	Amend Land Use from CC to RMF and rezone from CA to RMF
	D	3 – split zoned	Amend Land Use from RSF to RLD and rezone from R-8 to R-4
	E	2 - correction	Rezone from R-4 to RC
	F	2 - correction	Rezone from R-4 to R-6
	G	4 - density	Rezone from R-8 to R-6
	H	6 - moratorium	Amend Land Use for a portion of the area from CC to RMF and rezone from CA to RMF, also rezone from CA to CN
	I	4 - density	Rezone from R-8 to R-6
	J	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10 for 2 parcels and R-8 for 2 parcels
	K	6 - moratorium	Amend Land Use from CC to RMF and rezone from CA to RMF

Area A (7 parcels of land bounded by Benson Rd S to the east and S Puget Dr to the west) is an area of CA zoned vacant parcels that are encumbered with steep slopes; staff recommends rezoning the area to R-14.

Buildable lands calculations indicate that this area would have capacity to develop 107 households and 91 jobs with CA zoning. With R14 zoning the area would be anticipated to develop with 33 households and no jobs. This results in a net loss of 74 households and 91 jobs.

Area B (Parcel #2023059012 and #2023059013) is two vacant parcels owned by Puget Sound Energy. Staff recommends amending the Land Use designation of the parcels from Residential Multi Family to Residential Single Family and rezoning them from RMF to R-8 to match the zoning of the area to the east.

These parcels are owned by a quasi-public entity, so they were not considered as land that would likely develop in the next 20 years. There would be no effect on households or jobs with this rezone.

Area C (1250 and 1300 South Puget Drive) is two parcels, one of which is part of an existing large multi-family development and the other is being developed with multi-family. Staff recommends rezoning the parcels to RMF, in line with their current use of multi-family with no mixed use component.

This rezone is not of vacant or redevelopable land, it is land that has existing structures. The proposed rezone is responsive to the existing development, so there is no effect on households or jobs with this rezone.

Area D (Parcel #2123059042) is a parcel owned by the Federal Government as part of a Bonneville Power substation that is split zoned RC and R-8. Staff recommends rezoning the R-8 portion with RC zoning so that the parcel has only one zoning designation.

This parcel is owned by a public entity so it was not considered as land that would likely develop in the next 20 years. There would be no effect on households or jobs with this rezone.

Area E (Parcel #2460701120 and 2460701090) are two vacant parcels owned by King County. The Soos Creek Park Trail runs through both parcels. The northern portion of the area has steep slopes.

Properties that are owned by a public entity and that have environmental constraints are zoned RC in most areas of the City. Staff recommends rezoning the parcels from R-4 to RC.

These parcels are owned by a quasi-public entity, so they were not considered as land that would likely develop in the next 20 years. There would be no effect on households or jobs with this rezone.

Area F (Approximately 65 acres, abutting parcel lines of Area E at the north, parcel lines near 131st Pl. SE to the east, parcel lines near SE 164th St. the south, and parcel lines near 128th Ave SE to the west) is an area that annexed to the City in 2011. Staff recommends amending the Land Use designation from Residential Low Density to Residential Single Family and rezoning them from R-4 to R-6.

These parcels are built out and are not considered redevelopable. This rezone has no effect on households or jobs.

Area G (Approximately 540 acres, commonly identified as the Cascade neighborhood) is an area that was zoned R-6 in King County before it annexed to the City in 2008. Staff recommends rezoning the area from R-8 to R-6.

The Cascade area is predominately built out with lots that are between 7,000 and 8,000 square feet. The area recommended for rezoning has few parcels that would have potential to be redeveloped. It is estimated that if the area were to redevelop with R-8 zoning, there would be an additional 97 households. If the area were to redevelop with R-6 zoning, there would be an additional 46 households. This rezone is estimated to potentially result in 51 fewer households.

Area H (approximately 25 acres, most of which is Cascade Shopping Center) is currently zoned CA. Staff initially recommended that the parcel with the Cascade Shopping Center be zoned CN for the portion fronting 116th Ave SE and RMF on the portion that abuts an existing multi-family development and a single family neighborhood. Staff's revised recommendation is to retain the existing CA zoning, but not allow attached dwellings.

The Cascade Village shopping center is the parcel considered to be redevelopable. If it were to redevelop with the entire parcel zoned CA it would be anticipated to develop with 413 households and 98 jobs. If the code is amended to not allow multi-family development, it would be anticipated to develop with 255 new jobs, but no households. This potential code amendment is estimated to potentially result in a gain of 157 jobs and 413 less households.

Area I (approximately 83 acres bounded by SE 180th St – if extended - to the north, 116th Ave SE to the east, SE 188th St – if extended - to the south, and 112th Ave SE to the west) is an area that was identified in the Berk Analysis as an area to be considered to be rezoned to R-6. The area recommended by staff to be rezoned to R-6 is where the majority of the parcels identified as being below density range and includes Benson Hill elementary school.

Buildable lands calculations indicate that this area would have capacity to develop 85 households with R-8 zoning. With R-6 zoning the area would be anticipated to develop with 57 households. This results in a net loss of 28 households.

Area J (17622, 17628, 17655, and 17661 110th Ave SE) are four parcels with existing residential development that are zoned CA. Staff recommends rezoning the parcels with 4-plexes on them to R-10 and the parcels with single family house to R-8.

These parcels are built out and are not considered redevelopable. This rezone has no effect on households or jobs.

Area K (10717 and 17249 Benson Rd S, as well as parcel #293059009 and #2923059174) is a group of four CA zoned parcels. Three are vacant and one has a daycare center. Staff recommends rezoning the parcels from CA to RMF.

Buildable lands calculations indicate that this area would have capacity to develop 141 households and 121 jobs with CA zoning. With RMF zoning the area would be anticipated to develop with 78 households and no jobs. This results in a net loss of 63 households and 121 jobs.

Cedar River Community Planning Area

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
Cedar River	A	2 - correction	Amend Land Use from RSF and RMD to RLD and rezone from R-10 to R-4
	B	2 - correction	Amend Land Use from RMD to RSF and rezone from R-10 to R-8

Area A (524, 529, 530, 535, 541, 542 Olympia Ave SE and 3506 SE 6th St.) is an area that is zoned R-10, but has two Comprehensive Plan Land Use designations: Residential Single Family and Residential Medium Density. Staff recommends that the area be zoned R-8.

These parcels are built out and are not considered redevelopable. This rezone has no effect on households or jobs.

Area B (2904 Maple Valley Highway) is the only parcel zoned R-10 in a large area that is either zoned RC or R-4. Staff recommends amending the land use designation of the parcel from Residential Medium Density with R-10 zoning to Residential Low Density with R-4 zoning.

This parcel is built out and is not considered redevelopable. This rezone has no effect on households or jobs.

City Center Community Planning Area

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
City Center	A	2 - correction	Rezone from CO to CA
	B	3 – split zoned	Amend Land Use from RSF to CC and rezone from R-8 to CA
	C	6 - moratorium	Amend Land Use from CC to RSF and rezone from CA to R-8
	D	6 - moratorium	Amend Land Use from RMF to RSF and rezone from RMF to R-8
	E	2 - correction	Rezone from IL to UCN
	F	1 - request	Rezone from RMU to CD
	G	1 - request	Rezone from RMT to R-14
	H	1 - request	Rezone from RMU to R-14
	I	2 - correction	Rezone from CO to CA
	J	2 - correction	Rezone from IH to UCN

	K	6 - moratorium	Rezone from CD to R-14
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Area A (parcel #1180002940) is a single parcel of CO zoned property on Rainier Ave S near the airport. The existing use is office. Staff recommends rezoning the property from CO to CA.

These parcels are built out and are not considered redevelopable. This rezone has no effect on households or jobs.

Area B (801 Rainier Ave S) is a single parcel with split zoning of CA and R-8 on the parcel. The parcel is built out with the Bokara by the Lake condominium, a 106 unit condominium complex. Staff recommends rezoning the R-8 portions of the parcel with CA zoning.

These parcels are built out and are not considered redevelopable. This rezone has no effect on households or jobs.

Area C and Area D (parcel #9564800110, as well as 501 and 503 NW 5th St) are three parcels that do not abut Rainier Ave S, but take access off of Rainier Ave S. The parcel zoned CA is vacant and has steep slopes and a wetland that encumbers the most of the parcel; it is owned by King County. One of the two parcels with RMF zoning is vacant and the other has an existing single family home. There is no other RMF zoning in the area, it is only on these two parcels. Staff recommends rezoning these three parcels from CA and RMF to R-8.

The CA zoned parcel is owned by a public entity so it was not considered as land that would likely develop in the next 20 years. There would be no effect on households or jobs with this rezone for that parcel. After deductions for steep slopes, the RMF parcels have an estimated capacity to redevelop with 8 new households. If the parcels were rezoned to R-8, they would be anticipated to develop with 1 new household. This proposed rezone is estimated to result in a net loss of 7 households.

Area E (405 Logan Ave N and Parcel #0723059085) is two parcels of land with Renton Memorial Stadium, the stadium for the Renton School District. Staff recommends rezoning the parcels from IL to UCN.

These parcels are built out and are not considered redevelopable. This rezone has no effect on households or jobs.

Area F (approximately 10 acres that is bounded by the Cedar River to the north, Main Ave S to the east, parcel lines to the south, and parcel lines to the east) is a group of properties zoned RMU. These properties and approximately 18 acres in the South Renton neighborhood are the only locations in the City with this zoning designation. Staff recommends this area be rezoned from RMU to CD.

Buildable lands calculations indicate that this area would have capacity to develop 51 households with RMU zoning. With CD zoning the area would be anticipated to develop with 98 households and 70 jobs. This results in a gain of 47 households and 70 jobs.

Area G, Area H, and Area K (South Renton Neighborhood) is part of the South Renton neighborhood. The consideration of a rezone of this community was adopted as an implementation strategy of the City Center Community Plan. Staff recommends rezoning the area from CD, RMT, and RMU to R-14.

The portion of the area that is currently zoned RMT would have the capacity to develop with 242 households. The portion that is zoned RMU would have capacity to develop with 766 households. The area that is zoned CD would have capacity for 91 households and 58 jobs. If all

three areas were rezoned to R-14, there is an estimated capacity for 23 new households. This proposed rezone would have a net loss of 1,076 households and 58 jobs.

Area I (541 Park Ave N) is single parcel of CO zoned property that has an existing automotive repair shop. Staff recommends rezoning the property to CA, which is consistent with the zoning in this block of Park Ave N.

This parcel is built out and not considered redevelopable. This rezone has no effect on households or jobs.

Area J (Parcel # 0823059218, #0823059205, and #0823059219) are three vacant parcels that are used as parking for multiple industrial buildings. The parcels are in the Urban Center land use designation, but IH is not an implementing zone in the Urban Center. To correct this error, staff recommends rezoning the parcels with UCN zoning.

These parcels are utilized as required parking for associated industrial buildings. It is not anticipated that these buildings redevelop to include structured parking in the next 20 years. This rezone has no effect on households or jobs.

East Plateau Community Planning Area

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
East Plateau	A	4 - density mismatch	Rezone from R-8 to R-6
	B	2 - correction	Amend Land Use to Residential Low Density and rezone from R-8 to R-4
	C	1 - request	Rezone from R-1 to R-4

Area A (4 parcels: 204, 216, 222, and 228 Duvall Ave SE) is a small area located in the East Plateau area that is part of a large area in the Highlands that is being recommended to be rezoned to R-6. Staff recommends rezoning the area from R-8 to R-6.

These parcels are built out and are not considered redevelopable. This rezone has no effect on households or jobs.

Area B (approximately 38 acres bounded by NE 2nd St. to the north, 152nd Ave. SE to the east, a parcel line at SE 2nd Pl. – if extended, and Nile Ave NE to the west) was developed as phase two of the Maplewood Estates plat. Staff recommends amending the Land Use designation to Residential Low Density and rezoning from R-8 to R-4.

These parcels are built out and are not considered redevelopable. This rezone has no effect on households or jobs.

Area C (20 parcels: 6201 and 6207 NE 4th St and approximately 4 acres in the Amberwood subdivision) is a small group of properties zoned R-1 in an area that is predominately zoned R-4. Staff recommends rezoning the area from R-1 to R-4.

Buildable lands calculations indicate that this area would have capacity to develop 3 households with R-1 zoning. With R-4 zoning the area would be anticipated to develop with 15 households. This results in a gain of 12 households.

Highlands Community Planning Area

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
Highlands	A	6 - moratorium	Amend Land Use from RMF to RSF and rezone from RMF to R-8
	B	2 - correction	Rezone from R-10 to R-8
	C	2 - correction	Rezone from R-10 to R-8
	D	2 - correction	Rezone from R-8 to R-10
	E	4 - density mismatch	Rezone from R-8 to R-6
	F	6 - moratorium	Amend Land Use from CC to RMF and rezone from CA to RMF
	G	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10
	H	2 - correction	Rezone from IL to CA
	I	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10
	J	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10
	K	6 - moratorium	Amend Land Use from CC to RHD and rezone from CA to R-10
	L	4 - density mismatch	Rezone from R-8 to R-6
	M	6 - moratorium	Amend Land Use from RMF to RHD and rezone from RMF to R-10
	N	6 - moratorium	Amend Land Use from RMF to RHD and rezone from RMF to R-10
	O	3 - split zone	Rezone from R-10 to RMH

Area A (approximately 13 acres bounded by parcel lines in proximity of Sunset Blvd. NE to the north, Edmonds Ave NE to the east, parcel lines in proximity of NE 10th St to the south, and parcel lines in proximity to Sunset Blvd. NE to the east) is an area of single family homes that are zoned RMF. Staff recommends rezoning the area to R-8, commensurate with the existing development and the zoning of parcels to the south of the area.

Buildable lands calculations indicate that this area would have capacity to develop 32 households with RMF zoning. With R-8 zoning the area would be anticipated to develop with 2 additional households. This results in a loss of 30 households.

Area B (a group of 11 parcels bounded by NE 12th St to the north, Edmonds PI NE to the east, NE Sunset Blvd to the south, and Camas Ave NE to the east) is an area of single family homes that is zoned R-10,

but is in the Residential Single Family (RSF) land use designation. To correct this, staff recommends rezoning the parcels to R-8.

Buildable lands calculations indicate that this area would have capacity to develop 7 households with R-10 zoning. With R-8 zoning the area would be anticipated to develop with 5 households. This results in a loss of 2 households.

Area C (a group of 25 parcels that are accessed by Kirkland Pl NE) is a group of R-10 parcels that are in the Center Village (CV) land use designation. Given the existing development, R-8 zoning is most appropriate.

These parcels are built out and are not considered redevelopable. This rezone has no effect on households or jobs.

Area D (parcel #3547700000) is a portion of a single 13 acre parcel that is developed with the Hyde Park condominiums. Staff recommends rezoning the R-8 portion with R-10 zoning.

These parcels are built out and are not considered redevelopable. This rezone has no effect on households or jobs.

Area E (Approximately 400 acres of land that is generally north of Sunset Blvd and south of May Valley Rd) is an area of R-8 zoned properties that was identified in the Berk analysis to be considered for rezoning to R-6. The area recommended by staff to be rezoned to R-6 encompasses an area where the majority of the parcels are already developed with lots that are approximately 7,000 square feet in size.

Most of these parcels are built out and are not considered redevelopable. There is some area with capacity. For those parcels, buildable lands calculations indicate that this area would have capacity to develop 58 households with R-8 zoning. With R-6 zoning the area would be anticipated to develop with 37 households. This results in a loss of 21 households.

Area F (16 parcels which generally take access from Sunset Blvd. NE or Union Ave NE) was reviewed as part of the staff review of CA and RMF zoned parcels. The portion of the area that is north of Sunset Boulevard is comprised of a six acre parcel is developed as Creekside on Sunset condominiums, one vacant parcel, and 11 parcels with single family houses. There are no commercial uses on any of these parcels. The portion that is south of Sunset Boulevard is three parcels that are vacant. Staff recommends rezoning the area with RMF zoning.

Buildable lands calculations indicate that this area would have capacity to develop 181 households and 159 jobs with CA zoning. With RMF zoning the area would be anticipated to develop with 84 households and no jobs. This results in a loss of 97 households and 159 jobs.

Area G (approximately 4 acres that take access from Elma Pl NE or Sunset Blvd) is an area that has been developed as the Cottages at Honey Creek. Given the lots sizes of this subdivision staff recommends rezoning the area R-10.

These parcels are built out and are not considered redevelopable. This rezone has no effect on households or jobs.

Area H (Renton Technical College) is currently zoned Industrial Light (IL). As part of the Comp Plan consolidation of land use designations, it is recommended that the IL zone be removed as a zone that implements the Commercial Corridor (CC) land use designation. Staff recommends rezoning the property to CA. Trade or vocational schools are allowed in both the IL zone and the CA zone.

These parcels are built out and are not considered redevelopable. This rezone has no effect on households or jobs.

Area I, Area J, and Area K (three areas in proximity to the NE 4th St commercial area) is group of areas zoned CA that have been developed with housing and no commercial uses. To reflect the predominate pattern of existing use, staff recommends rezoning them to R-10.

Most of these parcels are built out and are not considered redevelopable. There is one parcel with capacity. For that parcel, buildable lands calculations indicate that it would have capacity to develop 11 households and 11 jobs with CA zoning. With RMF zoning the area would be anticipated to develop with 6 households and no jobs. This results in a loss of 5 households and 11 jobs.

Area L (approximately 115 acres bounded by NE 2nd PI to the north, Field Ave NE to the east, parcel lines to the south, and approximately Union Ave SE to the east) was identified in the Berk analysis as an area that should be considered to be rezoned from R-8 to R-6. Staff identified the area where the majority of the parcels are developed with lot sizes comparable to the 7,000 square foot lots required in the R-6 zone. Staff recommends rezoning the area R-6.

Most of these parcels are built out and are not considered redevelopable. There is a small area with some parcels that have capacity. For those parcel, buildable lands calculations indicate that it would have capacity to develop 10 households with R-8 zoning. With R-6 zoning the area would be anticipated to develop with 5 households. This results in a loss of 5 households.

Area M (parcel #1623059046) is an approximately 10 acre parcel owned by Washington State Department of Transportation that is zoned RMF. Staff recommends rezoning the parcel to R-10.

Buildable lands calculations indicate that this area would have capacity to develop 91 households with RMF zoning. With R-10 zoning the area would be anticipated to develop with 41 households. This results in a loss of 50 households.

Area N (parcel #1723059180, #1723059001, and #1723059057) is three RMF zoned parcels that have steep slopes. Staff recommends rezoning the area to R-8.

These parcels are significantly constrained with steep slopes and a wetland and there is very little area that could be built on. Buildable lands calculations indicate that this area would have capacity to develop 3 households with RMF zoning. With R-10 zoning the area would be anticipated to develop with 2 households. This results in a loss of 1 household.

Area O (parcel #1723059153) is an RMF parcel that has an existing office building. The office building lies across two parcels; the other parcel is zoned Commercial Office (CO). Staff recommends rezoning the RMF parcel to CO so that the structure has one zoning designation.

This parcel is built out and is not considered redevelopable. This rezone has no effect on households or jobs.

Kennydale Community Planning Area

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
Kennydale	A	4 - density mismatch	Rezone from R-8 to R-6
	B	4 - density mismatch	Amend Land Use from CC to RLD and rezone from CA to RC

	C	4 - density mismatch	Amend Land Use from RMD to RSF and rezone from R-10 to R-8
	D	1 - request	Amend Land Use from RLD to RSF and rezone from R-4 to R-8

Area A (parcel #3224059010) is an area with environmental constraints of streams, wetlands, and slopes. Staff recommends amending the land use from Commercial Corridor with Commercial Arterial (CA) zoning to Residential Low Density with Resource Conservation (RC) zoning.

This parcel is significantly constrained with wetlands, very little of it would be developable. It is estimated that with CA zoning, the parcel could develop with 10 households and 9 jobs. With RC zoning it is estimated that the parcel could have 1 household. This proposed rezone is estimated to result in 9 fewer households and 9 fewer jobs.

Area B (14 parcels bounded by NE 43rd Street to the north, Lincoln Ave NE to the east, NE 40th St – if extended – to the south, and Jones Ave NE to the west) is also an area with environmental constraints. Staff recommends amending the land use from Residential Medium Density with R10 zoning to Residential Single Family with R8 zoning.

Buildable lands calculations indicate that this area would have capacity to develop 37 households with R-10 zoning. With R-8 zoning the area would be anticipated to develop with 23 households. This results in a loss of 14 households.

Area C (Approximately 166 acres in proximity to N 41st Pl – if extended – at the north, I-405 to the east, NE 21st – if extended – to the south, and Park Ave N and Lk Washington Blvd to the west) is identified in the Berk analysis as an area where a rezone to R6 should be considered. Staff recommends rezoning the areas where the majority of the parcels are identified as being below the density range for the R-8 zone with R-6 zoning, but retaining the R-8 zoning on areas where the majority of the parcels match the density of the R-8 zone.

Buildable lands calculations indicate that this area would have capacity to develop 76 households with RMF zoning. With R-10 zoning the area would be anticipated to develop with 22 households. This results in a loss of 54 households.

Area D (1836 NE 20th) is a single parcel. The property owner requested a land use amendment and rezone, from Residential Low Density with R-4 zoning to Residential Single Family with R-8 zoning. Staff concurs with his request.

This parcel is built out and is not considered redevelopable. This rezone has no effect on households or jobs.

Talbot Community Planning Area

Community Planning Area	ID on Map	Type of Rezone/ Amendment	Recommendation
Talbot	A	4 - density mismatch	Rezone from R-8 to R-6
	B	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-14 to R-1
	C	5 - critical	Amend Land Use from RMD to RLD and rezone from R-14 to

		areas	R-4
	D	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-10 to R-4
	E	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-10 to R-4
	F	3 - split zone	Rezone from R-10 to RMH
	G	5 - critical areas	Amend Land Use from RMD to RLD and rezone from R-14 to R-4
	H	4 - density mismatch	Rezone from R-8 to R-6
	I	2 - correction	Rezone from R-1 to R-4

Area A (approximately 105 acres bounded generally by I-405 to the north, Shattuck Ave. S. and Talbot Rd. S. to the east, S 37th St to the south, and parcel lines in proximity of SR 167 to the west) is a large area identified in the Berk analysis as an area where the R-6 zone should be considered. As stated in the white paper, the area is mostly platted at a density of 4 – 6 units per acre and has environmental constraints to the west. Staff recommends rezoning the area from R-8 to R-6.

Buildable lands calculations indicate that this area would have capacity to develop 37 households with R-8 zoning. With R-6 zoning the area would be anticipated to develop with 19 households. This results in a loss of 18 households.

Areas B, C, and D are all designated as Residential High Density and are zoned R-14. The area has significant critical areas, with wetlands, Panther Creek (a class 2 stream), an unnamed class 3 stream, and steep slopes.

Area B (four parcels measuring approximately 17 acres abutting SE Carr Rd) is four parcels of land owned by the City of Renton. Staff recommends amending the Land Use designation from Residential High Density to Residential Low Density and rezoning from R-14 to R-1.

These parcels are owned by the City of Renton, so there is no development anticipated.

Area C (3 parcels measuring approximately 3.5 acres: 17648 103rd Ave SE, #3223059316, and #3223059020) is immediately across the street from the City owned parcel discussed as Area B. Staff recommends rezoning the area to R-4.

Buildable lands calculations indicate that this area would have capacity to develop 11 households with R-14 zoning. With R-4 zoning the area would be anticipated to develop with 4 households. This results in a loss of 7 households.

Area D (approximately 13.7 acres near Smithers Ave S and S Carr Rd) was included in the interim zoning ordinance with the zoning amended from R10 to R4 as part of the ordinance. The area is part of 4 parcels owned by Washington State Department of Transportation (WSDOT). Staff recommends amending the Land Use designation from Residential High Density to Residential Low Density and rezoning from R-10 to R-4.

Buildable lands calculations indicate that this area would have capacity to develop 54 households with R-10 zoning. With R-4 zoning the area would be anticipated to develop with 33 households. This results in a loss of 21 households.

Area E and F (parcel #3223059079 and a portion of 18100 107th Pl SE) comprise a small portion of land zoned R-10 within the larger area that includes Area B, C, and D. Staff recommends amending the Land

Use designation from Residential High Density to Residential Low Density for both Area E and Area F. Staff recommends rezoning Area E from R-10 to R-4 and Area F from R-10 to RMH.

The R-10 parcel is significantly constrained with steep slopes. It is estimated that with R-10 zoning the site has the capacity for 3 households. With R-4 zoning it is estimated to have capacity for 2 households. The other portion of this area has no redevelopment potential. The total potential impact to capacity is 1 fewer household.

Area G (parcel #3123059115, 5414 and 5420 Talbot Rd S, 498 and 520 S 55th St, and a portion of parcels #3123059119 and #7931000140) is part of a larger area of significant critical areas. Staff recommends amending the Land Use designation from Residential Medium Density with R-14 zoning to Residential Low Density with R-4 zoning for this area.

Buildable lands calculations indicate that this area would have capacity to develop 112 households with R-14 zoning. With R-4 zoning the area would be anticipated to develop with 40 households. This results in a loss of 72 households.

Area H (approximately 38 acres bounded by parcel lines at SE 188th St. – if extended – to north, 106th Ave SE to the east, SE 196th to the south, and parcel lines at 104th Ave. SE. – if extended – to the west) was identified in the Berk analysis as an area of density mismatch. Staff recommends rezoning a portion of the area identified by Berk to R-6, but retaining the R-8 zoning for parcels that are in closer proximity to 108th Ave SE, an arterial roadway.

Buildable lands calculations indicate that this area would have capacity to develop 24 households with R-8 zoning. With R-6 zoning the area would be anticipated to develop with 14 households. This results in a loss of 10 households.

Area I (approximately 41 acres bounded by SE 196th St. to the north, 108th Ave SE to the east, SE 200th St. to the south, and parcel lines to the east) is an area that is currently zoned R-1. Most of the parcels are approximately 9,000 square feet which is more comparable with the R-4 zone. Staff recommends rezoning the area from R-1 to R-4.

Buildable lands calculations indicate that this area would have capacity to develop 3 households with R-1 zoning. With R-4 zoning the area would be anticipated to develop with 24 households. This results in a gain of 19 households.

Summary of Proposed Rezones

Buildable lands calculations indicate that in total all proposed rezones result in a net loss of capacity to accommodate 2,037 new households and 222 new jobs.

Attached Dwellings in Portions of the CO Zone

Staff has proposed allowing attached dwellings in the Commercial Office (CO) zone when located within ¼ mile of the Rapid Ride, the Sounder Rail Station, and/or Park and Ride transit facilities. Review of the parcels that meet this criteria indicates that there are approximately 104 acres of vacant or redevelopable land that could potentially develop with high density mixed use residential. In previous Buildable Lands analysis the City anticipated that the Longacres site (which some portions of are included in the 104 acres cited above) could accommodate approximately 10,000 jobs. Some of the area considered in that analysis has since developed with projects, such as the Federal Reserve facility. So, a smaller portion of Longacres was considered in this analysis. Additionally, the assumption for this

analysis is that future mixed use development in the qualifying areas of the CO zone would be with buildings that are much taller than the structures such as the Federal Reserve bank, allowing them to accommodate many more jobs and/or households than some of the development that has been developed in the CO zone.

Buildable lands calculations indicate that in allowing high density attached dwellings in portions of the CO zone, would be anticipated to accommodate 3,322 new households and 12,010 new jobs.