

**Department of Community and Economic Development  
Planning Division  
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE  
INTERPRETATION #:** CI-114

**MUNICIPAL  
CODE SECTIONS:** 4-3-040, Auto Mall District

**REFERENCE:** Auto Mall Improvement Plan

**SUBJECT:** Expansion of Automall Area "A"

**BACKGROUND:** The Auto Mall Improvement Plan was adopted in 1996 (updated in 2000) to provide vehicle dealerships with incentives to relocate from the downtown to a concentrated area along SW Grady Way just west of SR-167/Ranier Avenue. Benefits cited in the Plan include:

- Increased auto sales and therefore increased sales tax base for the City;
- Improved and increased values of existing underdeveloped properties;
- Predictable, cohesive, and uniform development standards to make development easier to accomplish;
- Convenient comparison shopping and activities supporting auto sales; and
- The creation of a distinct shopping area with good freeway access.

After more than twenty years since the initial Plan adoption the area designated for the Auto Mall has changed significantly. There is now much less land appropriate for development as auto dealerships due to the relatively small lot sizes and the value of existing development upon them. Also, increased roadway congestion has reduced the "good freeway access" and created an impediment for dealership operations by making mass-deliveries of vehicles more cumbersome, and diminishing opportunities for effective test-drives by customers, which likely adversely affects sales.

Unlike the existing boundaries of the Auto Mall District there are many underdeveloped properties within the Employment Area Comprehensive Plan Land Use Designation (i.e., "the valley") that abut local roadways with little congestion and have much better access to SR-167 and reasonably quick access to I-405 (see the attached map for referenced properties). Within this area there exists an auto dealership, another is under construction, and a dealership within the current boundaries of the Auto Mall District has expressed interest to the City in relocating to this area.

**JUSTIFICATION:** Because there are few properties within the existing boundaries of the Auto Mall District appropriate for development as auto dealerships, roadway congestion has drastically increased in the area, and dealerships exist, are being developed, or there has been expressed desire to locate within the valley, Auto Mall Area "A" should be amended to include the properties identified in the attached map entitled "Expansion of Auto Mall Area "A." Area "A" is proposed because of the existing CA zoning of properties east of East Valley Road and the fact that outdoor vehicle sales within the CA zone is enabled only by Area "A."

**DECISION:** Amend Title IV and the Auto Mall Improvement Plan as shown below and by the attached "Expansion of Auto Mall Area "A" map.

**ADMINISTRATOR APPROVAL:**

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C. E. "Chip" Vincent

**EFFECTIVE DATE:** April 11, 2017

**APPEAL PROCESS:** To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE AMENDMENTS NEEDED TO IMPLEMENT**

**DETERMINATIONS:**

- 4-3-040 AUTOMALL DISTRICT:
- B. APPLICABILITY – RENTON AUTOMALL DISTRICT:
  1. Automall Area A: Those properties within the areas bounded by: ~~South~~ Grady Way on the north, Rainier Avenue South (SR-167) on the east, I-405 on the south, and Seneca Avenue South on the west; and that area bounded by SW Grady Way on the north, Raymond Avenue SW on the west, Seneca Avenue SW on the east, and the alley midway between

SW Grady Way and SW 12th Street on the south; and that area bounded by SR-167 on the east, Lind Avenue SW on the west, SW 41<sup>st</sup> Street on the south, and the appropriate course of Panther Creek on the north.

C. USES PERMITTED IN THE RENTON AUTOMALL IMPROVEMENT DISTRICT:

The following use provisions take precedence over the underlying zoning:

USES ALLOWED IN AREA A Only the following uses are permitted within Automall Area A	USES ALLOWED IN AREA B
Within the CA Zone: Auto, motorcycle, snowmobile, lawn and garden equipment, and passenger truck sales; Secondary uses including: Licensing bureaus, car rentals, public parking, and other uses determined by the Zoning Administrator to directly support dealerships; Within the IM <u>and IH</u> Zones: Auto, motorcycle, snowmobile, lawn and garden equipment, passenger truck sales, and existing office; Secondary uses including: Licensing bureaus, car rentals, public parking, off-site parking consistent with RMC 4-4-080E2 and other uses determined by the Zoning Administrator to directly support dealerships.	All uses permitted by the underlying zoning

G. MAP OF AUTOMALL OVERLAY DISTRICTS: *(see attached map showing the addition to the existing Auto Mall District)*

**STAFF CONTACT:** Paul Hintz x7436