

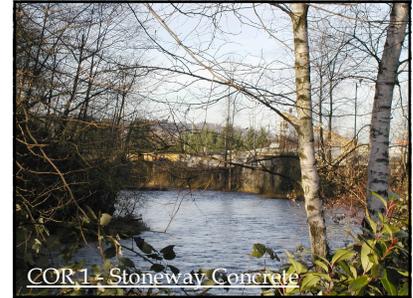
City of Renton Planning Commission

Docket Item 06-07
Commercial-Office-Residential
Zone

December 12, 2007

COR 1 - Stoneway Concrete

- **Minimum Density:**
 - Mixed use - 16 du/acre
 - other - 5 du/acre
- **Maximum Density:**
 - 25 du/acre
- **Density bonus:**
 - Up to 5 du/acre
- **Criteria:** Provision of balance of height, bulk, and density



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.

COR 1 - Stoneway Concrete

- **Maximum Height:** 10 stories/125 ft.
- **Height Bonus:** Amount of 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



Background

- There are three COR designations.
- 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 potential significant development.
- Those three areas in general are: Stoneway Concrete, Port Quendall, and the area of Southport and Fry's.

COR 1 - Stoneway Concrete



COR 2 - Port Quendall

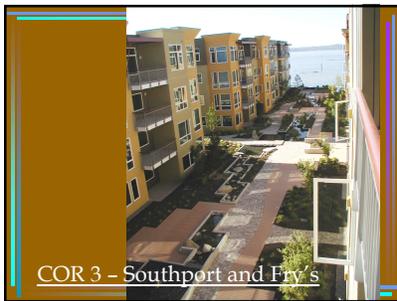
- **Minimum Density:**
 - Mixed use - 16 du/acre
 - other - 5 du/acre
- **Maximum Density:**
 - 25 du/acre
- **Density bonus:**
 - Up to 2 du/acre

COR 2 – Port Quendall

- **Criteria:** 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
- **Maximum Height:** 10 stories/125 ft.
- **Height Bonus:** none
- **Criteria:** n/a

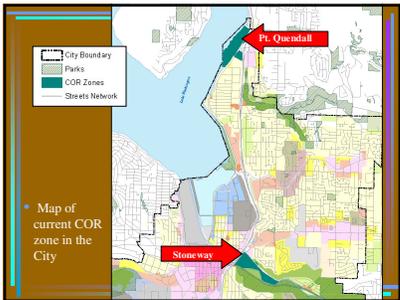
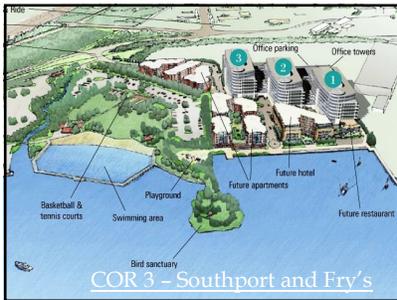
COR 3 – Southport and Fry's

- **No longer exists, rezoned UC-N1 and built out or underway**
- **Minimum Density:** Mixed use - 16 du/acre other - 5 du/acre
- **Maximum Density:** 50 du/acre
- **Density bonus:** none
- **Criteria:** n/a
- **Maximum Height:** 10 stories/125 ft.
- **Height Bonus:** none
- **Criteria:** n/a



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

Minimum Density

- Current minimum densities
 - 16 du/acre for mixed use
 - 5 du/acre for other uses

Maximum Density

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) is built out or underway and 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 Density

- Objective LU-VVV
 - Development at COR designations should be cohesive, high quality, landmark developments that are integrated with natural amenities. *The intention is to create a compact, urban development with high amenity values that creates a prominent identity.*
- Policy LU-406
 - Criteria number one for mapping the COR designation is for there to be "potential for redevelopment, or a sufficient amount of vacant land to encourage *significant concentration of development*"

Maximum Density

- Current maximum densities
 - 25 du/acre in COR 1 and COR 2
 - 50 du/acre in COR 3

Minimum Density

Minimum Density

- A minimum density of 5 or 16 does not result in particularly concentrated or compact development.
- A higher minimum would facilitate the creation of development that is concentrated, compact, urban, and of a prominent identity.
- Therefore, it is recommended that the minimum density be raised to 30 du/acre

Maximum Density

- Policy LU-417
 - The maximum residential density at COR designated sites should range between 30 to 50 dwelling units per acre.
- In order to facilitate the creation of development that is concentrated, compact, urban, and of a prominent identity it is recommended that the maximum density be 50 du/acre.

Development Standards

Development Standards

- Standards of Urban Design District C
 - building entry, gateway features, parking, pedestrian features, landscaping, and building architectural design.
- In order to help ensure that the development that occurs in the COR zone meets the stated policies and objective, it is recommended that the COR zone be placed in Design District C.

Title IV Code Changes

- 4-2-120B Development Standards
 - Minimum Net Residential Density
 - “Where development involves a mix of uses then ~~minimum residential~~, the minimum density shall be ~~46~~30 dwelling units per net acre.”
 - “Where proposed development does not involve a mix of uses, then minimum residential density shall be 5 dwelling units per net acre.”

Development Standards

- Objective LU-VVV
 - Development at COR designations should be *cohesive, high quality, landmark developments* that are integrated with natural amenities. The intention is to create a compact, urban development with *high amenity values that creates a prominent identity*.

Needed Title IV Code Changes

Title IV Code Changes

- 4-2-120B Development Standards
 - Maximum Net Residential Density
 - “COR 1 and 2: 25 dwelling units per net acre, without bonus. Bonus density may be achieved subject to requirements of RMC 4-9-065 Density Bonus Review.”
 - “COR 3: 50 dwelling units per net acre.”

Development Standards

- Policy LU-421
 - COR developments should have a combination of internal and external *site design features*, such as: *public plazas, prominent architectural features, public access to natural features or views, distinctive focal features, indication of the function as a gateway, if appropriate, structured parking*, and other features meeting the spirit and intent of the COR designation.

Title IV Code Changes

- Small changes to text sections that refer to COR 1, COR 2, or COR 3 so that they only refer to COR, use zones plural, etc.
 - 4-1-220: Property Tax Exemption for Multi-Family Housing in Residential Targeted Areas
 - 4-2-080: Conditions Associated with Zoning Use Tables
 - 4-2-020: Purpose and Intent of Zoning Districts
 - 4-7-230: Binding Site Plans
 - 4-9-200: Site Development Plan Review

Title IV Code Changes

- 4-2-120B Development Standards
 - Maximum Building Height
 - “COR 1: 10 stories and/or 125 ft.”
 - “COR 2 and 3: 10 stories and/or 125 ft.; provided, the master plan includes a balance of building height, bulk and density and provided, that in the COR 2 zone only buildings or portions of buildings which are within 100 ft. of the shoreline shall not exceed a maximum height of 75 ft.”

Title IV Code Changes

- 4-2-120B Development Standards
 - New section shifted from footnotes
 - Titled - "Building Standards"
 - "Upper Story Setbacks: Buildings or portions of buildings which exceed fifty feet (50') in height shall include upper story setbacks as follows: The minimum setback for a fifth story and succeeding stories shall be ten feet (10') minimum from the preceding story, applicable to each story."

Title IV Code Changes

- 4-9-062 Density Bonus Review
 - Remove COR 1 and COR 2 from table
 - Strike COR references
 - Removing the density bonuses

Title IV Code Changes

- 4-2-120B Development Standards
 - Titled - "Building Standards" (cont.)
 - "Roofline and Façade Modulation: Buildings shall provide vertical and horizontal modulation of roof lines and facades of a minimum of two feet (2') at an interval of a minimum of forty feet (40') on a building face or an equivalent standard which adds interest and quality to the project."

Title IV Code Changes

- 4-9-250 Variances, Waivers, Modifications, and Alternatives
 - Strike # 3 "Additional Decision Criteria Only for Center Office Residential Zone"
 - For modification of the upper story setback standard
 - 4-8-120C Submittal Requirements Table
 - Strike - "Report on Design Criteria for Modifications" from table
 - Not necessary with striking of COR in 4-9-250

Title IV Code Changes

- 4-2-120C Conditions Associated with Development Standards, strike footnotes
 - #14
 - Height bonus details
 - #22
 - Upper story setback. Moved to standards table
 - #24
 - Shoreline setback. Shoreline regulations supercede
 - #25
 - Modulation/Articulation. Moved to standards table

