

COMMUNITY PLANNING ELEMENT

GOAL

Engage in community planning to improve the livability of Renton's neighborhoods, to preserve unique identity and create community character, to prioritize the provision of City services and investment in infrastructure, and to provide the public with the opportunity to participate in shaping the future of their community.

GENERAL OBJECTIVES AND POLICIES

Purpose

The Community Planning element envisions local residents describing how the Comprehensive Plan and its Development Regulations will be carried out in different geographic areas of the City. Community Plans will exemplify how the objectives and policies of the Comprehensive Plan play out when applied to detailed and specific conditions. Ideally, Community Plans will align the provision of City services and the allocation of infrastructure investments with community goals and priorities. They will indicate specific land use designations, appropriate densities, and the design standards that should apply in individual Community Planning Areas. Preserving and building community character while ensuring an efficient and predictable development approval process is a central theme.

Community Planning results from a partnership between the City and the businesses, residents, and other stakeholders of a Community Planning Area. It addresses local issues that are not in a general Comprehensive Plan. Patterns of land use, design, traffic circulation, and services are expressed within the Community Plan for the benefit of the social, economic, physical health, safety, and welfare of the people in the community. Community Plans are a unifying force that identifies local characteristics in an area by surveying population, employment, transportation, building, and social attributes. Through the Community Planning process, communities will decide what they want to nurture and what they want to change at the local level. Priorities will be set for infrastructure investment and the provision of City services to implement the Community Plan.

The purpose of Community Planning is to enhance that which the community values, as well as to identify and assure sensible growth and development. It is possible that Community Plans include visions that are radically different from the existing conditions, and it is possible that Community Plans include a vision that preserves the existing character and feel of an area. However, all Community Plans will anticipate and accommodate future growth and uphold the responsibility of implementing the Comprehensive Plan, even if there are provisions that some members of the community may not like. Otherwise, the Community Areas would shift development pressures and responsibilities outside community boundaries. Community Plans must be consistent with the overall Comprehensive Plan and the Washington State Growth Management Act. Plans should carry preambles with clearly articulated statements of purpose and should contain goals, policies, and principles that benefit both the local community and the City of Renton as a whole.

Objective CP-A: Implement the goals of the City and the Growth Management Act - Foster the abilities of communities to implement the Comprehensive Plan within the Community Planning Areas of the City of Renton.

Policy CP-1. Community Plans shall apply policies that supplement and refine the goals, objectives, and policies of the Comprehensive Plan within the Community Planning Areas.

Policy CP-2. Community Plans will make recommendations on land use designations, design standards, capital improvements, and development proposals within the Community Planning Areas using the policies of the Comprehensive Plan and Title IV Development Regulations.

Policy CP-3. Community plans will be used to align the provision of City services and infrastructure investment with community goals and priorities.

Policy CP-4. The City will utilize an effective communication system that keeps people in Community Planning Areas informed at the beginning, as well as, during the process of creating a Community Plan. After plans are adopted, the City will continue to communicate with the people of Community Planning Areas regarding proposed developments and policy decisions that may affect their Community Plan or Community Planning Area.

Objective CP-B: Foster community character and identity - Foster community character and preserve the unique identities of neighborhoods and Community Planning Areas.

Policy CP-5. Community Plans shall involve the people of the community in plan development and amendment. This includes coordinating with existing recognized neighborhood associations, business associations, and other community groups, as well as business owners and community residents.

Policy CP-6. Community Plans shall articulate a vision for the community and identify features and characteristics of communities to retain, develop, preserve, enhance, or correct. The plans shall focus on policy choices and regulatory options that can be effectively implemented and shown to be beneficial and desirable for the community.

Policy CP-7. Community Plans shall use the Comprehensive Plan policies written to achieve environmental protection, create open space, provide affordable housing, and accomplish other Comprehensive Plan goals and objectives.

Policy CP-8. Community Plans shall provide for a mix of land uses, housing types, and densities, while meeting the growth targets for the City.

Policy CP-9. Community Plans may identify design features to be prioritized in capital facilities, multi-family residential development, commercial and industrial areas, and in landscaping. Design features may include site planning, building design, and other features which affect the character of the community.

Policy CP-10. Community Plans shall recognize that unique districts and neighborhoods exist within the Community Planning Areas and may include provisions for subarea or neighborhood plans for these areas within the context of the Community Plan.

Objective CP-C: New Community Plans and updates - Support communities in the development of new Community Plans and in the update of existing Community Plans.

Policy CP-11. Community Planning Areas will be defined by the *Community Planning Area Map* adopted by the City Council.

Policy CP-12. Community Planning Areas will be established by the City Council after a public outreach initiative and in consideration of a number of factors that include, but are not limited to: shared community identity, physical features (such as topography or bodies of water), schools, data collection units (such as forecast analysis zones or census tracts), existing infrastructure

(such as roads or parks), service areas, districts, and boundaries (such as police, fire, water, or sewer), and access to and from a community. The City will ensure there are no gaps or overlaps between Community Planning Areas.

Policy CP-13. Community Plans will be initiated by the City Council, with guidance from the Mayor and Planning Commission, in order to implement objectives, principles, and standards of the Comprehensive Plan.

Policy CP-14. During the Community Planning process, innovative and updated information should be shared with the Planning Commission and the Planning and Development Committee of the City Council to determine if there is a need or desire for changes citywide.

Policy CP-15. Communities will be offered the opportunity to update their Community Plans on a regular basis.

Objective CP-D: Consistency with the Comprehensive Plan and Development Regulations
- Ensure consistency between the Comprehensive Plan, Community Plans, and Development Regulations.

Policy CP-16. Establish a process for resolving land use conflicts within communities and with the Comprehensive Plan, that includes an opportunity for the participation of all stakeholders in coming up with a solution.

Policy CP-17. Community Plans shall consider land uses and other growth related issues in adjacent Community Planning Areas (or in a neighboring jurisdiction, as applicable) during the planning process and in making recommendations.

Policy CP-18. Community Plans should use existing Comprehensive Plan land use designations and zoning classifications rather than create new designations. New Comprehensive Plan designations and zoning should only be created if:

- existing classifications are inadequate to implement the community's vision;
- new classifications are consistent with citywide policies for growth and land use; and
- new classifications are beneficial and desirable citywide

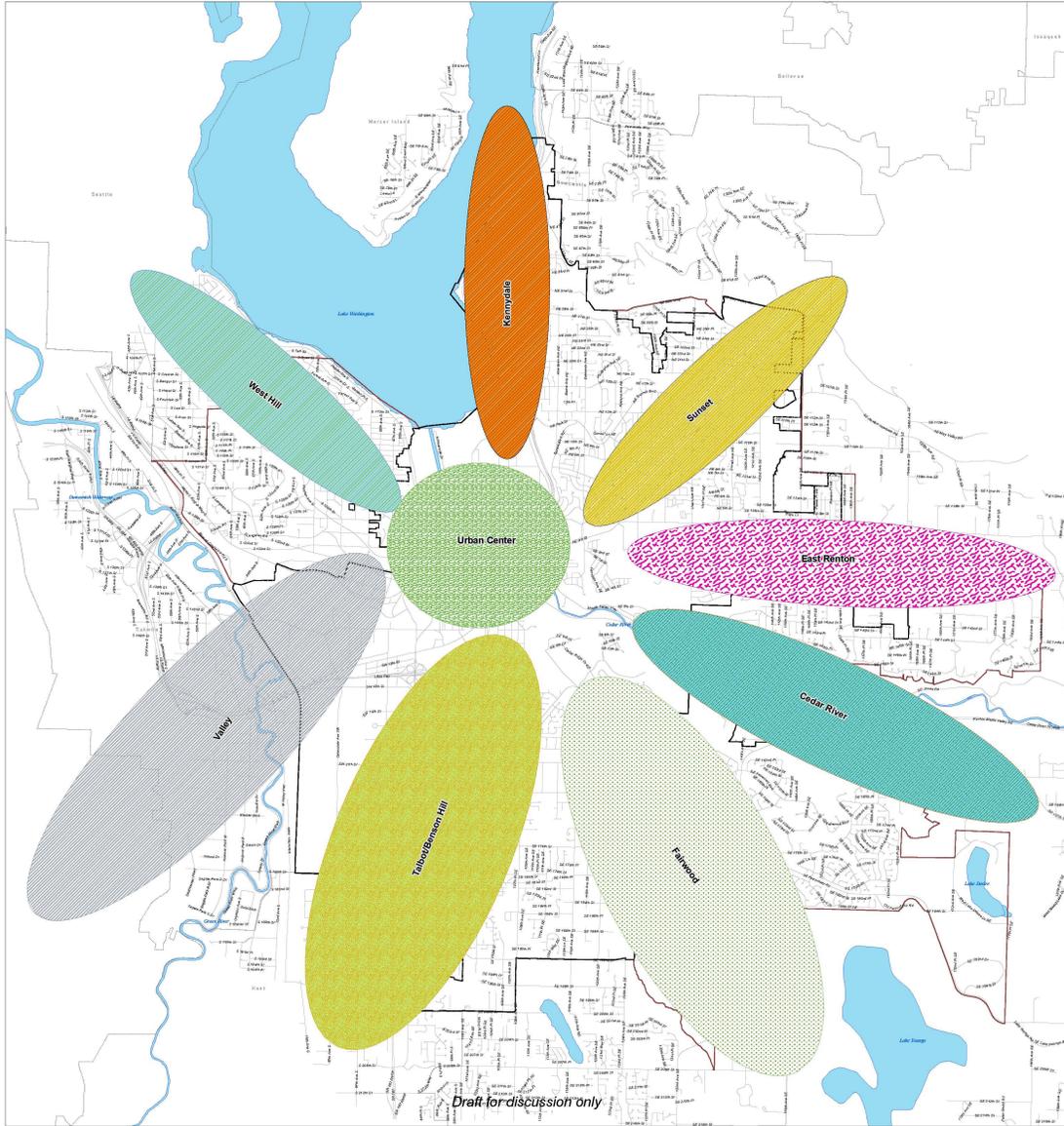
Policy CP-19. Recommendations on regulation changes shall be integrated into Title IV of Renton's Municipal Code (the Development Regulations) in order to achieve a unified, consistent code.

Policy CP-20. Redundant and inconsistent regulations, procedures, and overlays should be eliminated in Community Plan Areas.

Policy CP-21. Implement Community Plans through land use regulations and administrative decisions where possible, and through capital facilities provisions and other public programs, as applicable.

Policy CP-22. Use Community Plan policies as guidelines for identifying mitigation and unacceptable impacts for projects and development proposals.

COMMUNITY PLANNING AREAS MAP



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Community Planning Areas Conceptual

Legend
City Limits
PAA Boundary

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