

-Renton Comprehensive Plan Update 2013-2015 Comments				
Section	Commenter	Date	Comment	Response
General	James Simpson	12-27-12	Growth should be encouraged in Renton. Its proximity makes it a prime spot for employment. Efforts should focus on rebuilding, not sprawling into new areas. Housing growth should be midrise development. Future annexations should be planned.	Comments noted. Issues of managing growth, redevelopment, preventing sprawl, annexation policies, employment opportunities, and more will be addressed as part of the Comprehensive Plan update.
Vision	Various	March 2013	These comments are included in a report <i>Vision Survey Results and Workshop Comments</i> . Comments were received through an online survey, paper copies of the survey, written comment cards from the workshop, and comments written on large boards at the workshop.	These comments have been reviewed by staff and the Planning Commission and will be included in the draft Vision element.
Land Use	Roger Ayers	6-21-13	Will the City sponsor a Comprehensive Plan Amendment for my property?	Site specific rezones will not be considered during this update, but you can apply for one by the October 15 <sup>th</sup> deadline.
Land Use	Various	Public Workshop 6-25-13	<p>Superblock ½ Mile areas!!!</p> <p>Every man wants his castle</p> <p>Large lots = privacy and long term citizens in Renton</p> <p>Small lots = short term citizens/transient housing and lack of privacy</p> <p>Alley = increased police force, lack of privacy/private driveway, safety concerns</p> <p>Support pipe stem lots – to lots w/o street frontage</p> <p>Safety!</p> <p>Privacy!</p> <p>Design – Residential = Side yard windows = observed</p> <p>West Hill annexation will help Renton meet need for more space (many very large lots). Renton schools are there! Many active residents there who will participate in Renton civics.</p> <p>West Hill annexation seems logical in light of many comp plan elements:</p> <ul style="list-style-type: none"> <li>- Higher density: compactness</li> <li>- Renton School Districts</li> <li>- Parks &amp; topography (drainage &amp; sewage)</li> <li>- Commercial orientation &amp; growth</li> <li>- Proximity to major employment centers</li> <li>- It's either Renton or Seattle, eventually</li> </ul> <p>Maintain spillways from EAV to Green River.</p> <p>Renton needs low to median income housing and careful use of infill – both to provide the largest segments of our population with living space and to preserve open land for parks. Again, mixed use housing/retail can provide both of these, while providing more revenue than mega stores or apartments alone.</p>	<p>Renton's current Land Use element provides for a diversity of housing types to meet many different lifestyles. Large lots are supported in the Residential Low Density land use designation. These policies are anticipated to be carried over in the update.</p> <p>There is a current policy discussion regarding alleys, separate from the Comprehensive Plan update process. The Comprehensive Plan update will reflect the outcome of any policy decisions made.</p> <p>Privacy is a concern currently addressed in the City's Community Design policies and the residential design guidelines. These policies will be carried over in the update.</p> <p>Current City annexation policies support annexation when it is financially viable and residents wish to become a part of the City. These policies will be carried over in the update.</p> <p>Flood control policies are likely to remain the same in the updated Comprehensive Plan, but work specifically addressing policies and regulations for critical areas will be addressed on a parallel track to the Comprehensive Update. Be on the lookout for opportunities to be involved in the critical areas discussion in the future.</p> <p>Infill is already an key strategy in the Land Use element and will be carried over in the update.</p>
Utilities	Various	Public Workshop 6-25-13	<p>Switching power to Seattle City Light?</p> <p>Trunk lines power – how much?</p> <p>How much does it cost to have a neighborhood switch to underground power lines?</p> <p>Water pressure? 100 PSI!</p>	<p>The provision of electrical service is not a decision made by the City of Renton. Please contact your electrical service provider for more information.</p> <p>Undergrounding power lines is a costly process that involves the costs of trenching and repaving in the public right of way, as well as private household costs of trenching and replacement of pavement/landscaping to each individual home.</p> <p>Water pressure concerns should be addressed directly with your water utility</p>

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			<p>High speed internet – fiber, etc., would attract tech companies. Gigabyte 2 is going to run to Kubota Park.</p> <p>Maplewood Addition is on septic, but is shown as being on City sewer in the map. Will residents be forced to go onto City sewer?</p> <p>Can the City operate its own broad band internet service?</p>	<p>provider, which may be the City of Renton or a Water District, depending on your location.</p> <p>Comment noted. Updated conditions will be included in the Utilities Element.</p> <p>If there is an error on the map, it can be corrected. Residents currently on septic systems are not required to go on the City’s sewer system except under two circumstances: 1)the Health Department requires a sewer connection due to septic system failure; 2) area residents join together to form a local improvement district (this district would be voted on by residents).</p> <p>At this time there are no plans for the City to begin offering this service. There are multiple service providers already in this area.</p>
Economic Development	Various	Public Workshop 6-25-13	High speed internet – fiber, etc., would attract tech companies. Gigabyte 2 is going to run to Kubota Park.	Support for high tech and creative industries is an existing Economic Development policy that will be carried over in the update.
Housing and Human Services	Various	Public Workshop 6-25-13	<p>Renton needs more senior housing for low income folks (boomers are here now). Waiting lists for the few you have are very long (and some buildings are old).</p> <p>Renton needs low to median income housing and careful use of infill – both to provide the largest segments of our population with living space and to preserve open land for parks. Again, mixed use housing/retail can provide both of these, while providing more revenue than mega stores or apartments alone.</p>	These comments will be addressed in the update of the Housing and Human Services Element. Be on the lookout for opportunities to be involved in this discussion in the future.
Transportation	Various	Public Workshop 6-25-13	<p>Through streets!!!</p> <p>Tunnel from Bellevue to 156th</p> <p>Partnerships to maintain ES Rail corridor – public (KC)/private residents</p> <p>Light rail to Bellevue and Seattle/Seatac</p> <p>What is the schedule for paving residential streets?</p> <p>Cost of four new overpasses or underpasses?</p> <p>Three bridges across Cedar River!</p>	<p>Creating a well-connected network of streets is an important policy in the existing Transportation and Land Use elements. This should be carried over in the update.</p> <p>Regional transportation improvement policies are included in the Puget Sound Regional Council’s Transportation 2040 plan. Renton’s Comprehensive Plan must be consistent with those policies.</p> <p>Please contact the Transportation Maintenance division of the City to check on the schedule for paving residential streets.</p> <p>The cost of any particular road improvement varies with several factors including site conditions, design costs, materials used, etc. For projects that the City is considering within the next 6 years, please consult Renton’s Transportation Improvement Plan.</p> <p>There are currently multiple crossings of the Cedar River in Renton, including: Boeing bridge, Logan Ave., Williams Ave, Wells Ave, Bronson Way, Renton Library, Houser Way, Highway 405, Maplewood Roadside Park, Riverview Park, and Maple Valley Highway. It is unlikely that the number will be increased or decreased in the foreseeable future.</p>
General	Anonymous	11-18-14 Open	Your work is really important but your job is hard with so many different interests and a variety of voices out there. Keep trying to do the best you can. Soliciting and acting on public comments that make sense is	Thank you. We always appreciate when people chose to participate. It helps improve the outcomes.

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		House #3	a key for success	
General	Anonymous	11-18-14 Open House #3	How do the families in Renton and low income benefit? New company's benefit?	
General	Anonymous	11-18-14 Open House #3	All aspects of the plan are connected and important given population growth, transportation one of biggest challenges	Comment noted
General	Anonymous	11-18-14 Open House #3	Great challenge in all areas with expected population growth. Best wishes.	Comment noted
General	Anonymous	11-18-14 Open House #3	Community involvement in "solution finding" processes	Comment noted
General	Anonymous	11-18-14 Open House #3	You keep moving the goal posts! No predictability	Without context, this comment cannot be addressed
Capital Facilities	Anonymous	11-18-14 Open House #3	Please consider adding a new road in the Spring Glen/Cascade neighborhood to offer drivers more options. Currently a trip around the block is 2 miles. (SE 168 <sup>th</sup> St to the north, 116 <sup>th</sup> AVE SE to the east, SE Petrovitsky to the south, and Benson Rd S to the west)	This block has a significant vacant and/or underutilized land. As development occurs the City will require new streets. Creating a well-connected network of streets is an important policy in the existing Transportation and Land Use elements. This should be carried over in the update.
Capital Facilities	Anonymous	11-18-14 Open House #3	See if you can find some kind of reward system for good recycling practices and encourage us to do much better – show how it really makes a difference – how it works in places where it works best.	Comment noted and will be forwarded to solid waste division
Community Planning	Anonymous	11-18-14 Open House #3	Even our little city is too big to all work together in the details. Promote Kennydale like neighborhood identity and work to develop community for small scale to large if large is even possible.	The City has created 10 community planning areas that attempt to provide a smaller area for which planning can be done. Additionally, the neighborhood program works to help smaller areas foster community and this occurs on a much smaller scale than even the community planning initiative.
Community Planning	Anonymous	11-18-14 Open House #3	Continue to support neighborhoods. More community plans.	We intend to begin the process of developing the third community plan in 2015 when the comp plan update is complete.
Transportation	Anonymous	11-18-14 Open House #3	Bike lanes – push through Boeing. Currently bike lane ends at Boeing gate, same with sidewalks.	The Boeing site is private property with specific security needs and issues. If Boeing discontinues the current use and/or intensity of the current use at this site, then that may present an opportunity to utilize the surrounding area differently.
Transportation	Anonymous	11-18-14 Open House #3	Seattle subsidizes additional trips for certain bus routes and I wonder if this is possible in Renton. This year, route 161 was discontinued which makes commuting by bus even less desirable because route 169 and 101 together make for a very long ride. I've tried driving to the park and ride but that lot is full by 6:15am. This is proof that there is demand for bus service. Let's also consider bus lanes to allow route 169 to get up/down SE Carr Rd faster than the cars, making transit desirable.	The City can advocate for routes to be maintained, but does not have authority to make determinations regarding bus routing/timing/frequency/etc. We understand that the park and ride is at capacity. Expansion of bus only lanes is a policy the City is supportive of. Typically, such projects are partnerships of the State, the City, and transit providers. Priority for these lanes has recently been dedicated for bus rapid transit.
Transportation	Anonymous	11-18-14 Open House #3	Take advantage of abandoned rail lines as quickly as possible – rails to trails.	Comment noted. The City has a bicycles and trails master plan
Transportation	Anonymous	11-18-14 Open House #3	Flexibility. And consider interstate access for more flexibility.	Comment noted

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Docket	Anonymous	11-18-14 Open House #3	R-8 to R-6. If intent is to lessen impact of new homes that appear too large for the lot then increasing the setbacks and restricting building height would be more effective. Increasing minimum lot width to 60' would put many 50' wide lots in K-dale out of compliance. Large lots will likely breed even larger homes.	This type of work is part of docket work, not the comp plan update. However, the setbacks are being amended to improve perceptions of bulk and massing.
Transportation	Marlene Winter	11-18-14 Open House #3	Lobby with all your might state legislators to work 405 issue to support all this growth and gridlock	Comment noted
Transportation	Anonymous	11-18-14 Open House #3	In-city transit is problematic. Easy to get a bus to Seattle or Bellevue. Hard to get a bus to downtown	Comment noted
Transportation	Anonymous	11-18-14 Open House #3	More transit	The comp plan has many policies addressing increasing transit opportunities
Transportation	Anonymous	11-18-14 Open House #3	Keep arterial traffic on arterials	Comment noted
Transportation/ Housing and Human Services	Anonymous	11-18-14 Open House #3	More options for transportation for seniors. Improve access for seniors, low-income, and disabled. Clarify who qualifies.	Both the Housing and Human Service element and Transportation element have policies for these issues.
Housing and Human services	Anonymous	11-18-14 Open House #3	Continue to support and team with private entities like Vision House where housing goes hand in hands with life skill development	Comment noted. We intend to continue this strong partnership.
Housing and Human Services	Anonymous	11-18-14 Open House #3	Need polices regarding pod living/micro housing	Comment noted and forwarded to housing element project manager
Housing and Human Services	Anonymous	11-18-14 Open House #3	Public investment should be an investment in people	Comment noted
Housing and Human Services	Anonymous	11-18-14 Open House #3	More affordable housing – market rate team RHA, cedar park	The Housing and Human services element has policies regarding increasing the amount of affordable housing
Housing and Human Services	Anonymous	11-18-14 Open House #3	More housing for homeless – especially women and children	For the first time the Housing and Human services element has policies regarding homelessness
Housing and Human Services	Anonymous	11-18-14 Open House #3	I like any emphasis on real “public-private” partnerships for planning development (real commitment beyond just the tax participation). Private sector involvement a necessity and benefit.	Comment noted
Housing/Land Use	Anonymous	11-18-14 Open House #3	Need space for housing, but also space for people to be – libraries, meeting spaces, technology	Comment noted
Land Use	Anonymous	11-18-14 Open House #3	Not a fan of R-6. Unclear of what is to be accomplished. Look at alternatives like setbacks only.	Comment noted. However, setbacks are proposed to be amended.
Land Use	Renton Village	11-18-14 Open	Renton Village considered for mixed use including multi-family. Combine zones (CO/CA). Office is a challenge for the market. Help to meet the City’s targets. Close to amenities/services/etc	Renton Village is currently zoned CA, which allows mixed use development up to 60 du/acre.

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Land Use	Anonymous	11-18-14 Open House #3	Think about the PAA's	Comment noted
Land Use	Anonymous	11-18-14 Open House #3	Density downtown is convenient. Like multi-family.	Downtown is zoned for high density mixed use. This is not proposed to be amended
Land Use	Anonymous	11-18-14 Open House #3	Commercial/mixed-use in West Hill – at MLK	The Comp Plan designations for the West Hill allow for some commercial/mixed-use development along MLK
Land Use	Anonymous	11-18-14 Open House #3	Transition zoning from neighboring jurisdictions and within West Hill. Specifically related to height and bulk.	The city has not zoned the West Hill area. If the West Hill area annexes, zoning would likely be done at that time.
Land Use	Mark Johnston	11-18-14 Open House #3	Annexation guidance should be more definite	Comment noted
Land Use	Anonymous	11-18-14 Open House #3	Activate Rainier Ave north of Sunset with multi-family	The CA zone allows multi-family up to 60 du/acre
Land Use	Anonymous	11-18-14 Open House #3	Why only single family infill development? Try higher density infill	Comment noted
Land Use	Tom Carpenter	11-18-14 Open House #3	Prioritize East Plateau subarea plan.	Comment noted
Land Use	Anonymous	11-18-14 Open House #3	More definite info/planning about annexation goals/time frames	Comment noted
Land Use/ Parks	Anonymous	11-18-14 Open House #3	Pedestrian access to river	The City has long range plans to improve pedestrian access to the river and make stronger connections to the river.
Parks/ Transportation	Anonymous	11-18-14 Open House #3	Bike space	The city has adopted a bikes and trails master plan
Economic Development	Anonymous	11-18-14 Open House #3	Encourage inside community ownership for commercial in West Hill. Resources needed	Comment noted
Economic Development	Anonymous	11-18-14 Open House #3	Whistlestop is great. Support small business downtown. Use vacant/city owned property downtown to generate economic development and look at different uses. Market the City as an economic development resource. Have an event using history (loop) to support community efforts, such as 50's diners.	Comments noted and forwarded to Economic Development
Environment	Anonymous	11-18-14 Open House #3	Really consider what you are doing around the Cedar River	Comment noted
Environment	Anonymous	11-18-14 Open	Protect the aquifer – an amazing resource	Policies intend to improve the protection of critical areas

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Docket	Anonymous	11-18-14 Open House #3	Look at expanding the multi-family tax exemption area to include Rainier and other designated areas	This would be docket work. Comment forwarded
Zoning	Anonymous	11-18-14 Open House #3	Differentiate between lots created and/or merged before and after zoning changes of 2016 (because homes have been built across lines). Consider definition of legal lot. Impacts to Kenndale. Infill underutilized strategy	This is docket work and has been noted
Zoning	Anonymous	11-18-14 Open House #3	Subdivision of less than 1 acre needs a minimum lot size exception. Merge of lot because of definition of legal lot, now cannot subdivide with proposed minimum lot size. Unfair	This is docket work. However, the revised proposal does allow for variability in the minimum lot size for subdivisions less than one acre.
Zoning	Anonymous	11-18-14 Open House #3	R-8/R-6 zoning should have provision for current property owners of small parcels that intend to subdivide. No notice to property owners of zoning changes is not right	Interim zoning is temporary in nature. Permanent zoning changes will follow the full public process. Additionally, provisions are proposed to allow flexibility for parcels smaller than 1 acre.