



RAINIER/GRADY JUNCTION TOD SUBAREA PLAN

Passport to 2044: TOD and Centers

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Regional Context

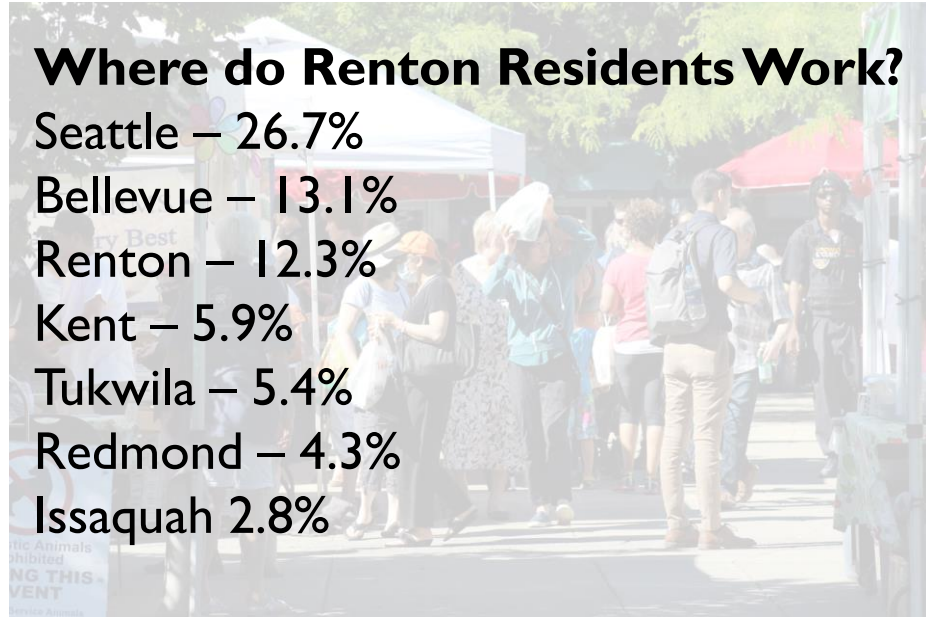




107,500
Total Population

60% Non-White **40%** White

Where do Renton Residents Work?

- 
- Seattle – 26.7%
 - Bellevue – 13.1%
 - Renton – 12.3%
 - Kent – 5.9%
 - Tukwila – 5.4%
 - Redmond – 4.3%
 - Issaquah 2.8%



Eighth
Largest City in Washington

Fourth
Largest City in King County



Housing Units:
43,733

Jobs:
60,723



Pipeline Projects:

Residential: 7,930 Units
(17,367 new residents)

Commercial: 3,112,357 sq ft
(10,855 new jobs)

New Investments

- **New transit center at Rainier Ave S and South Grady Way, 2026**
 - Approximately 700 parking stalls, bus bays, bus layover and drop off areas
 - Existing downtown transit center to remain as a transit hub
- **Transit Center Parking Garage, 2034**
- **I-405 Bus Rapid Transit (BRT), 2024**
 - Sound Transit system expansion
 - Fast arrivals and departures aided by new bus lanes
 - Frequent service, every 10 minutes during rush hour



(image: Sound Transit)

Plan Goals

1. Create a vision for a livable, distinct, mixed-income neighborhood.
2. Develop conceptual strategies.
3. Leverage the recent and planned public investment.
4. Identify needed public investments.



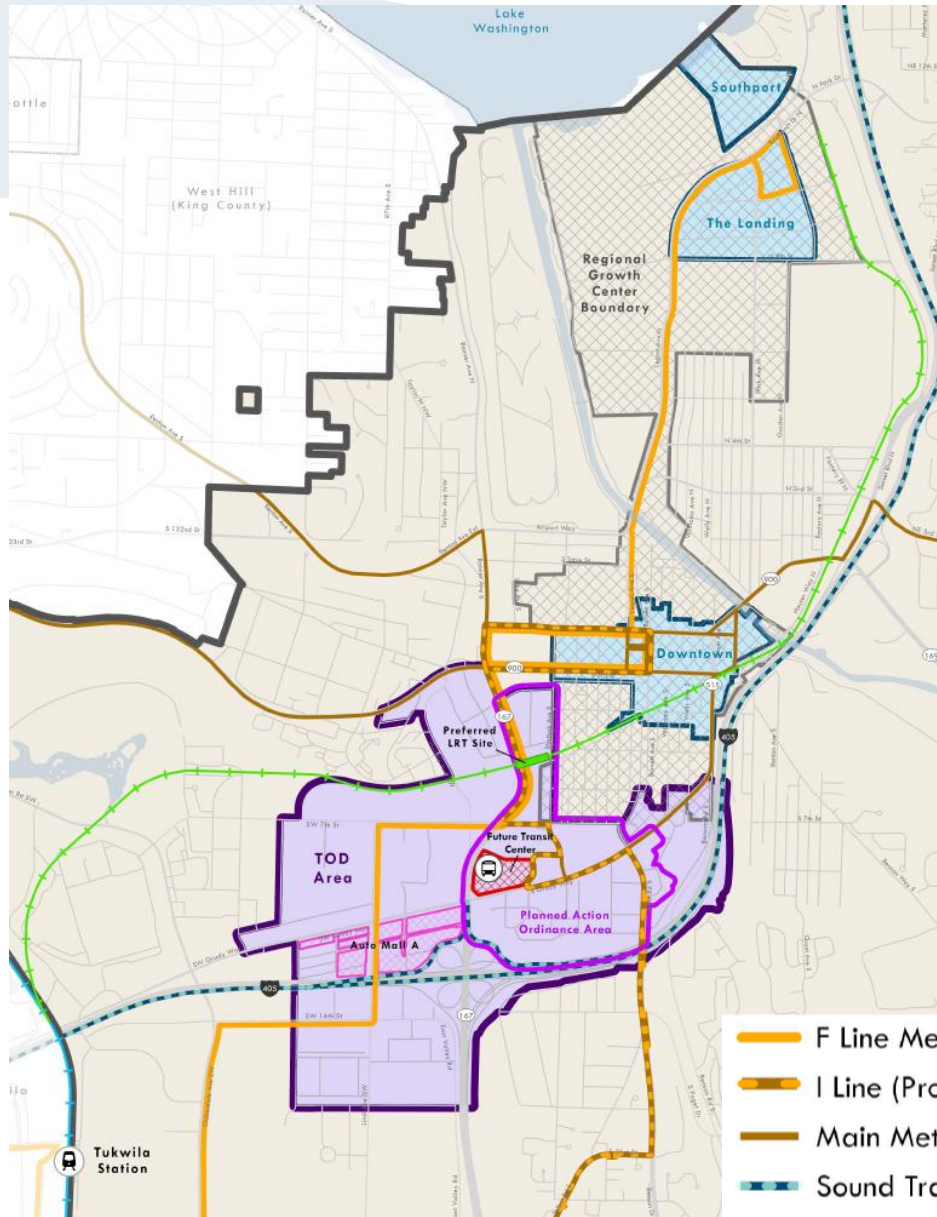
The Subarea



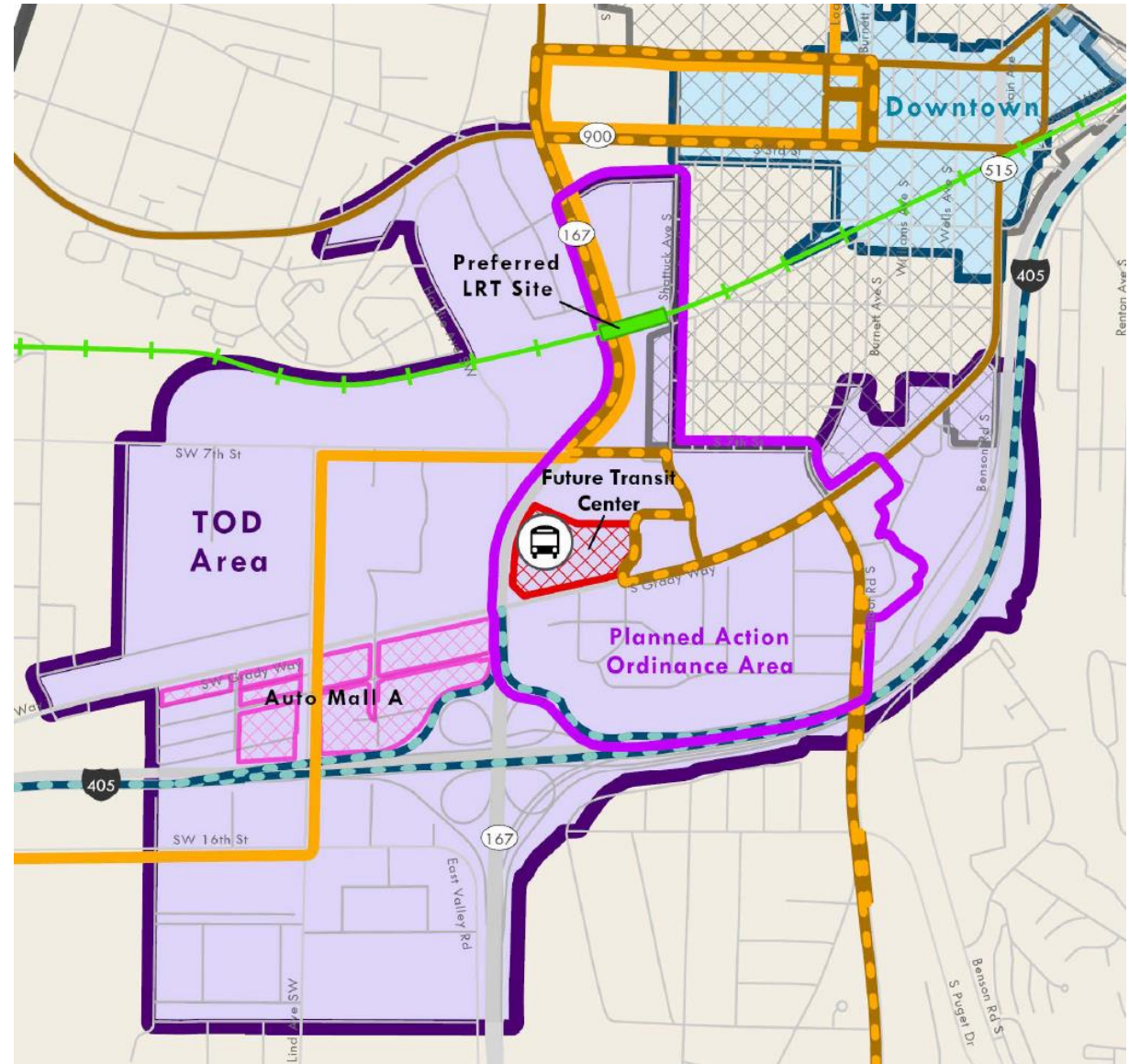
The Subarea



Planning for growth



- F Line Metro BRT
- I Line (Proposed Metro BRT)
- Main Metro Routes: 101, 105, 106
- Sound Transit BRT (Proposed)
- Sounder Commuter Rail



- Potential LRT Spur
 - Preferred LRT Site
 - Transit Center Site
 - Auto Mall A Zoning Overlay
 - TOD Boundary
 - Areas of Interest
 - Regional Growth Center
- 0 0.25 Miles

Outreach & Engagement

- **Stakeholder workgroup**
 - Renton School District, Sound Transit, King County Metro, WSDOT, Wizards of the Coast, Uwajimaya, Brotherton Cadillac, Kia Car Pros, Renton Village Associates, Renton Downtown Partnership, CMRE Partners, etc.
- **Interdepartmental team**
 - Economic Development, Public Works, Community Services, Planning, Police, etc.
- **Developer forums**
 - Information exchange with affordable and market-rate developers
 - Bellwether Housing, RVA Cinema, Vulcan, Bridge Housing, Mercy Housing, SECO Development, Homestead Community Land Trust, etc.
 - Land development potential and challenges



Plan Elements

1. Multimodal Accessibility

- Identify pedestrian and bicycle infrastructure needs
- Strategize ways to prevent overflow parking in South Renton
- Explore, at a conceptual level, the potential for future light rail

2. Land Use

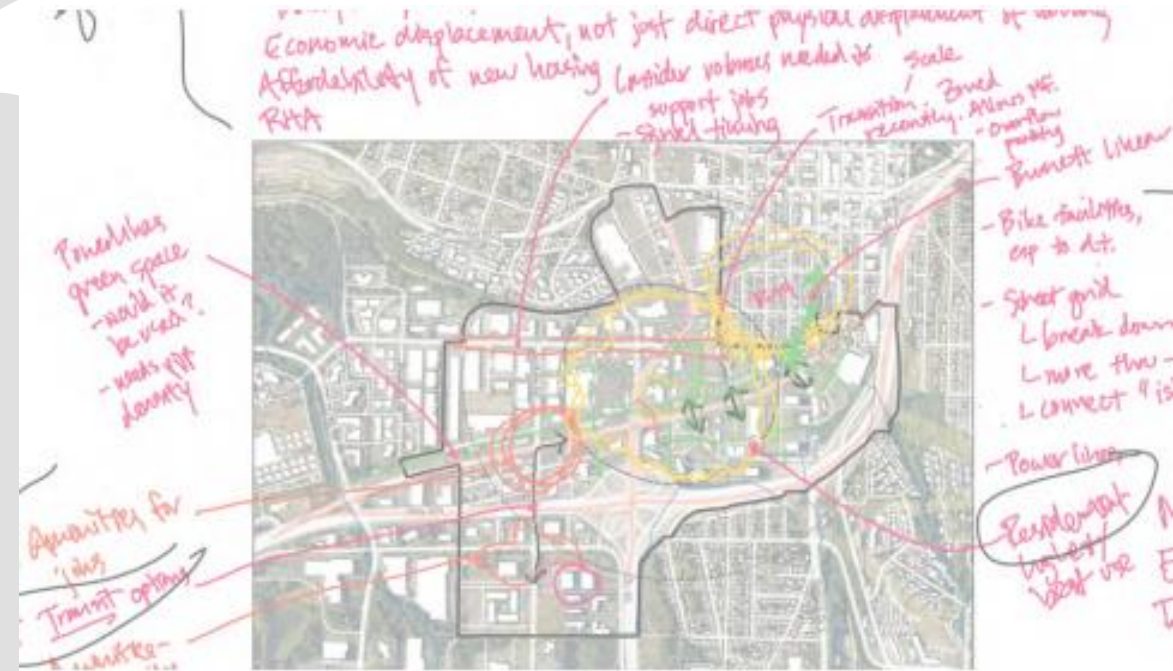
- Identify needed zoning and development regulation updates to ensure the housing, commercial areas, and public spaces meet plan goals

3. Urban Design

- Through-block connections
- Streetscape cross-sections

4. Health and Equity

- Recommend mitigation for impacts such as air quality and pollution
- Assess equity of access to transit, services, and amenities.



Concept

 Subarea boundary


 Planned transit center


Existing Zones

(Plan retains existing zoning as shown (with slight revisions to allowed uses, etc.)


 Commercial Office (CO)

 Industrial Medium (IM)


 Commercial Arterial (CA)


 Proposed zone change from IM to CA

Activity centers and uses

 Town center focus
(mix of commercial and residential)


 Office and commercial focus

 Mixed-use development node

 Important street connections

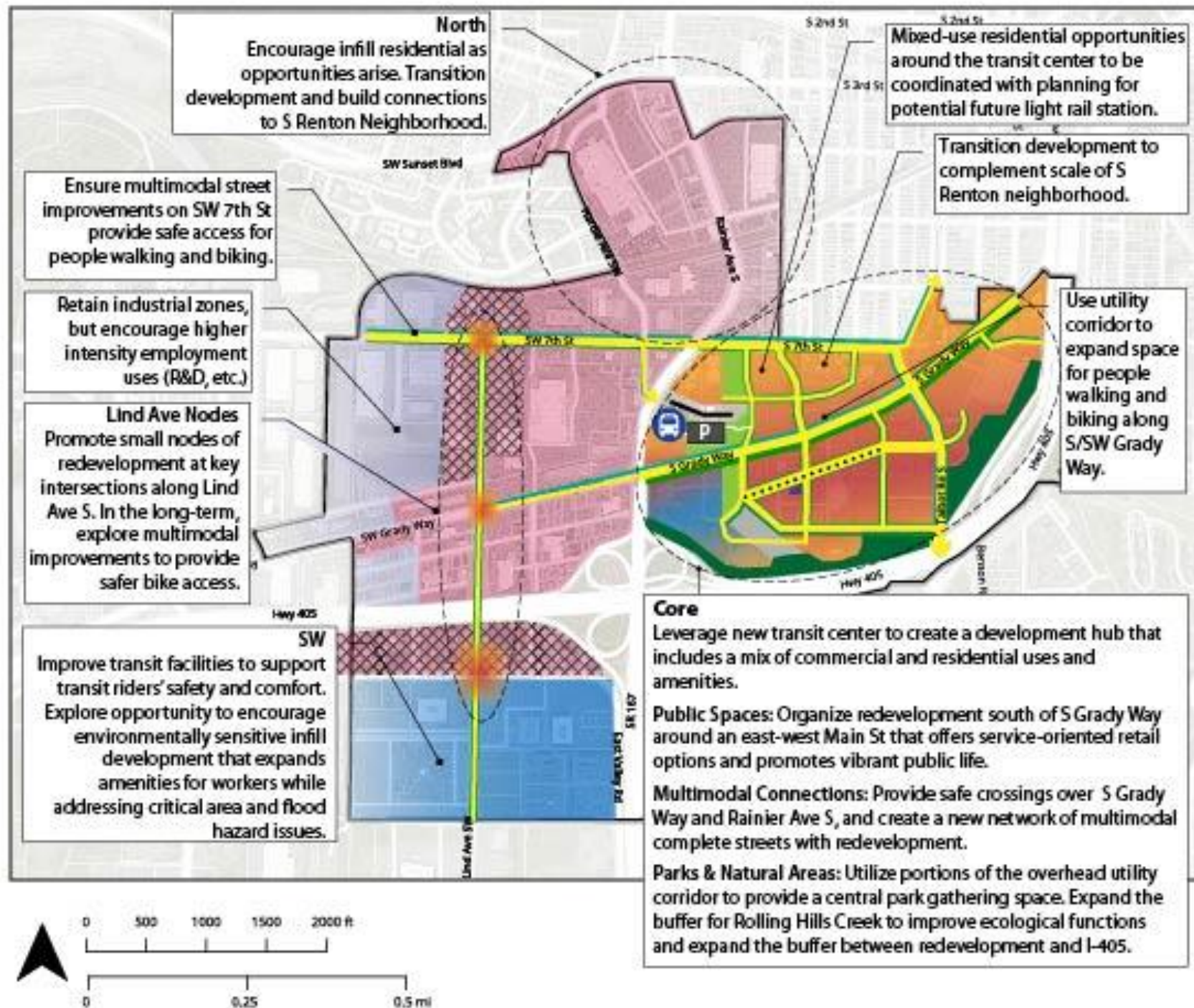
 Commercial shared street

 Key bikedaped connections

 Park (or transit center landscape area)

 Natural open space

 Central plaza open space



Concept



Mixed use development around the transit center.



Main Street as central spine.



Safe street crossings and shared-use paths to add bike/ped circulation. Sustainable design opportunities, especially in the SW.

Planning for light rail transit



Figure 1. South Renton Option 1.



Figure 2. South Renton Option 2.



Figure 3. South Renton Option 3.

Comprehensive Planning and TOD

- Subarea plans and community plans are adopted by reference into the Comprehensive Plan
- Such plans provide more specific recommendations
- Consistency in plan elements
 - Capital facilities, transportation, land use, etc.



Planning for Growth - Implementation

- ✓ Continue working with agency partners to ensure future improvements in the area align with plan goals
- ✓ Planned Action and EIS, Department of Commerce TODI grant
- ✓ Advance rezones, land use regulations, and infrastructure improvements to reflect subarea vision
- ✓ Expansion of MFTE area
- ❑ Update the plan as final decisions on light trail alignments are made
- ❑ Consider tax increment financing
- ❑ New development underway – ensure consistency with plan
- ❑ Consider re-examining the City's regional growth center



RAINIER/GRADY JUNCTION TOD SUBAREA PLAN

ADOPTED 11/15/2021



placement, not just direct physical
new housing Consider volumes needed
support jobs
- signal timing

