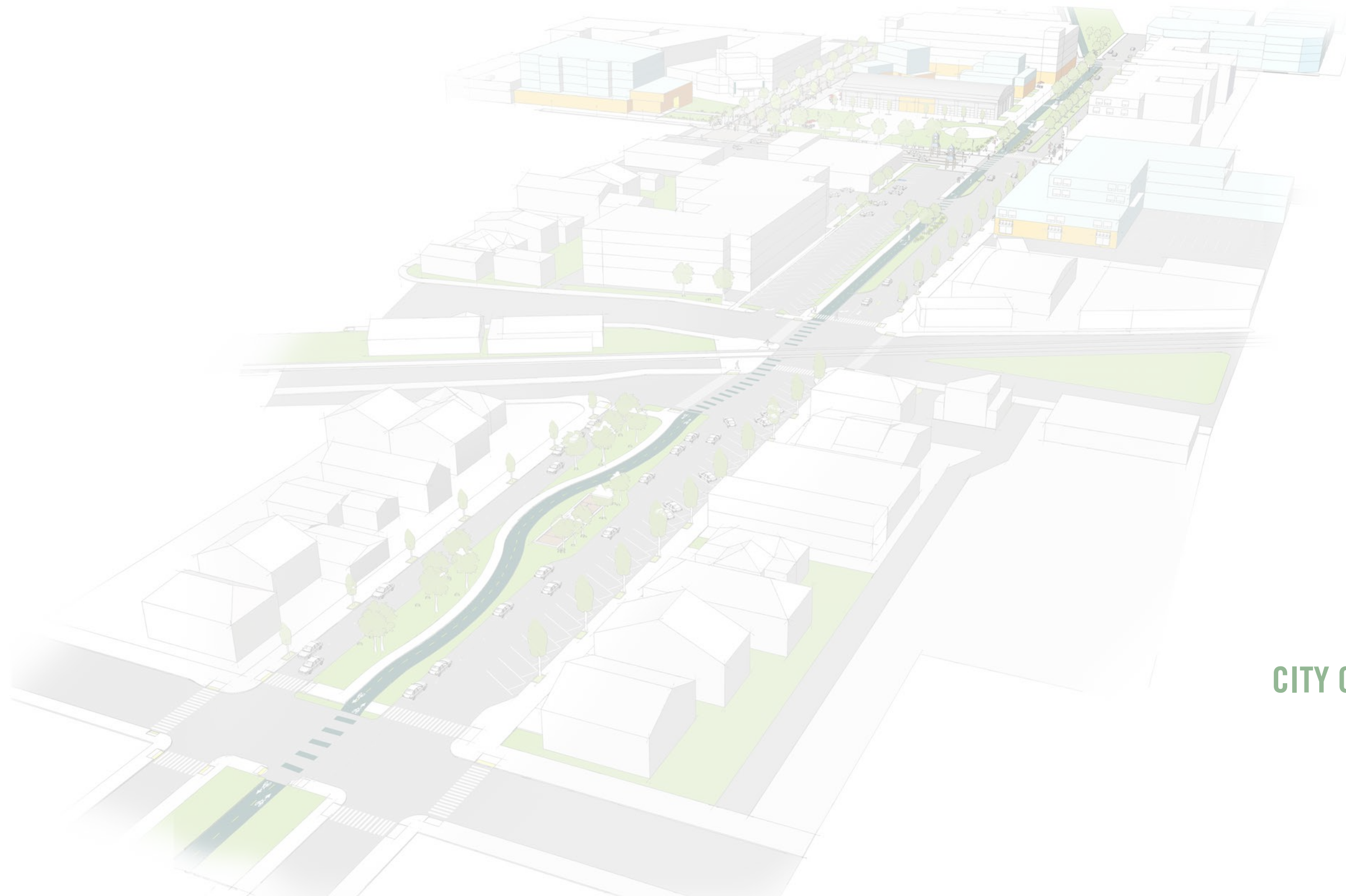


DRAFT RECOMMENDED ALTERNATIVE OVERVIEW

RENTON DOWNTOWN CIVIC CORE VISION AND ACTION PLAN



CITY OF RENTON

PREPARED BY:



SEPTEMBER 2017

Introduction

This document is a short overview of the content found in the The Draft Recommended Alternative. For the full document please visit the Document Library at rentonciviccore.com

The Recommended Alternative is one of the first steps in creating the Renton Civic Core and Downtown Vision and Action Plan (Plan). The planning recommendations, design strategies and supporting actions found in the Recommended Alternative establish the framework for the Plan development to be completed in the December 2017. The Recommended Alternative document is broken into the following sections:

- **Community Generated Solutions** provides a summary (to date) of the public engagement process and the results of those discussions;
- **The Vision for the Civic Core and Downtown** is based on what we've heard since the process started. This section also provides design and development strategies that will guide the implementation;
- **Implementation Framework** identifies the potential level of intervention needed (by location) to achieve the project vision;
- **Transit Recommendations** identifies the proposed interim and long-term changes for transit and how proposed changes will evolve as other projects, such as the two-way street conversions, affect the bus routing;
- **Parking Management Strategies** suggests strategies to manage public parking (TO COME);

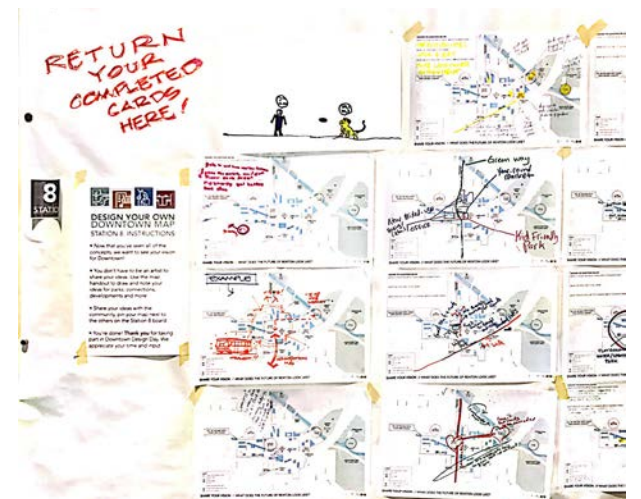
- **Public Facilities Management and Organizational Strategies** proposes methods to address underutilization of the parking structure as well as suggestions for optimizing other publicly-owned assets such as the Pavilion Event Center, the Piazza, and Gateway Park. Organizational strategies identify ways to enhance existing downtown Renton organizations, offer recommendations for restructuring where needed, and introduces new organizations where gaps exist (TO COME);
- **Placemaking and Programming** includes thumbnail vision statements for major public spaces and recommendations to catalyze economic or social activity. Design strategies will highlight how to enhance features in the downtown environment, taking into account seasonality and other environmental factors. (TO COME); and
- **Design and Development Strategies** identifies specific projects and actions in the Civic Core and Downtown. This section forms the basis of a prioritized implementation strategy to be developed later in the project.

The Plan will be incremental, as many of the implementation strategies and projects will take time to plan and develop over the coming years. Businesses, artists, residents and the City of Renton will all play key roles in how the Civic Core and Downtown are gradually transformed into the true center of the community.

Community Generated Solutions

Extensive public discussions around the future of the Civic Core and Downtown led to the Draft Vision and the Design and Development Strategies identified in the Recommended Alternative. From the initial opportunities and constraints analysis at the public kickoff, to the three concept evaluations at Design Day, each element of the planning process has focused on identifying the major desires and needs for how Civic Core and Downtown function. The Renton Civic Core is poised to become both a destination for current residents and a desirable location for new businesses, residents and visitors to the area. It's a place where creativity, making connections, and innovation flourish.

Renton community members envision a future Civic Core and Downtown that has special attractions, making it a desirable place to be. Community members want an around-the-clock Civic Core with year-round activities and nightlife, places to live, work and eat, while showcasing its rich history, great public spaces, art and cultural attractions.



Design Day Maps



Downtown Design Day Open-House



Design Day Mood Board

Vision Statement

The Civic Core and Downtown are places where people of all ages and abilities live, work, shop, recreate and gather, connected by art and public spaces that encourage investment and creativity.



Conceptual wayfinding designs

Design and Development Strategies

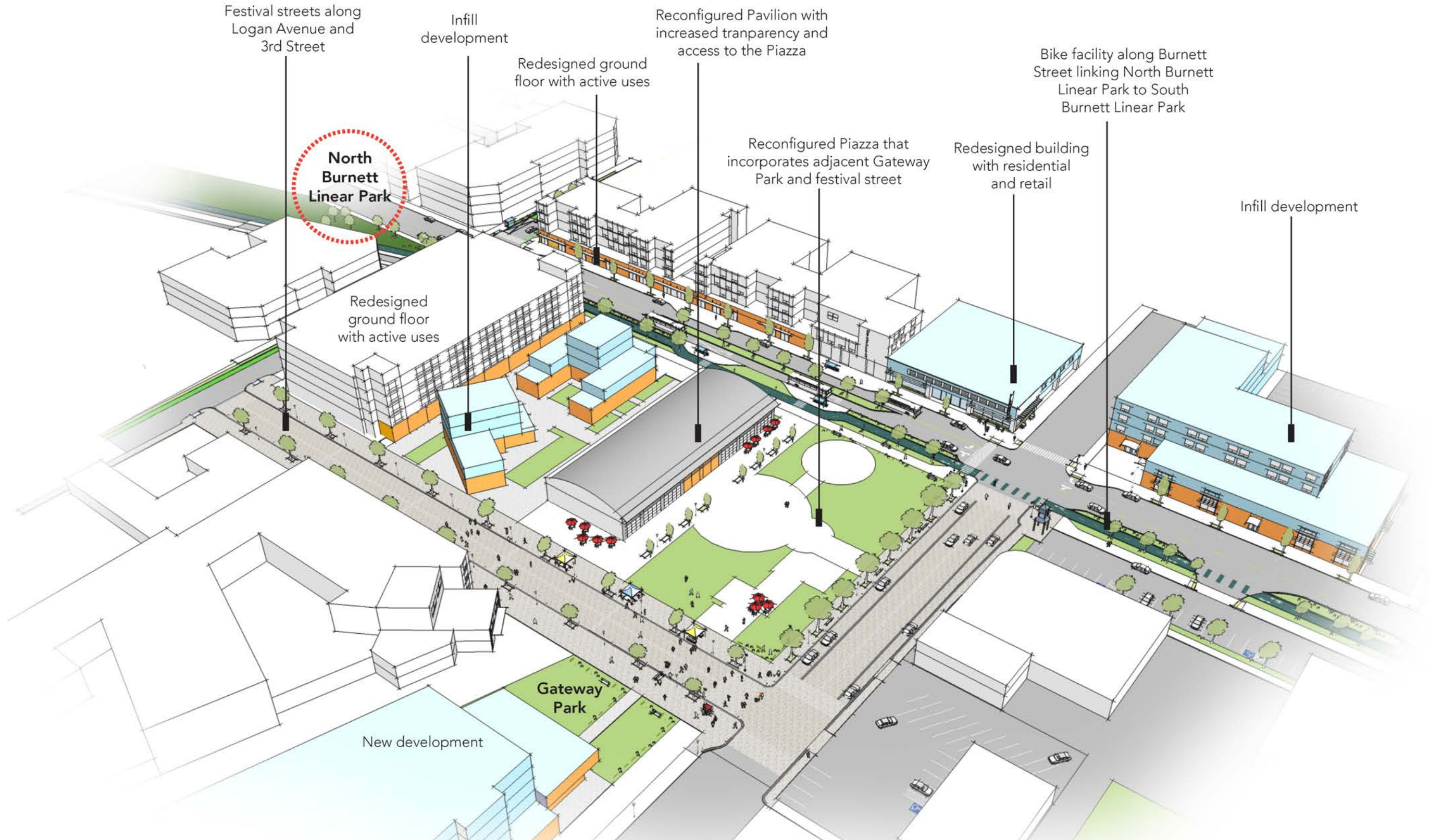
1. Improve urban design to encourage strolling and increase visual interest
2. Provide active and engaging public spaces
3. Create safe, green and attractive streets
4. Support small businesses and downtown living
5. Increase economic activity and business attraction
6. Integrate art into the Civic Core and Downtown



Conceptual rendering of a festival street along Logan Ave. facing the Pavilion



Conceptual rendering of Burnett Greenway



Conceptual aerial rendering of future improvements to the Civic Core

MAP SUMMARY
LEVEL OF INTERVENTION

Various levels of intervention will be needed depending on location and the desired improvements or amenities required. These interventions have been organized into three themes: **Sustain** (minimal intervention), **Activate**, and **Create** (both of these may require public/private investment).

CONCEPT DIAGRAM + LEVEL OF INTERVENTION FOR ADJACENT PARCELS

LEGEND

- DOWNTOWN BUSINESS DISTRICT
- RIVER
- BUILDING FOOTPRINT
- BLOCKS
- RAIL

- SUSTAIN
- ACTIVATE
- CREATE
- CONCEPTUAL BUILDING FOOTPRINT
- FOCUS ATTENTION ON CREATING PEDESTRIAN INTEREST

Sustain

- Private investment
- Support what's happening now
- Focus on storefront and façade improvements, murals, seating, parklets, and improved pedestrian experience
- Limited infill potential

Activate

- Public/private investment
- Moderate interventions needed
- Good bones but lacks cohesion
- Focus on infill and supporting surrounding businesses
- Moderate infill potential

Create

- Public investment
- Major interventions needed
- Focus on streetscape and placemaking to create identity
- Major development opportunities on parking lots and vacant land
- Potential gateway opportunities on 2nd Street
- Focus on creating a pedestrian experience

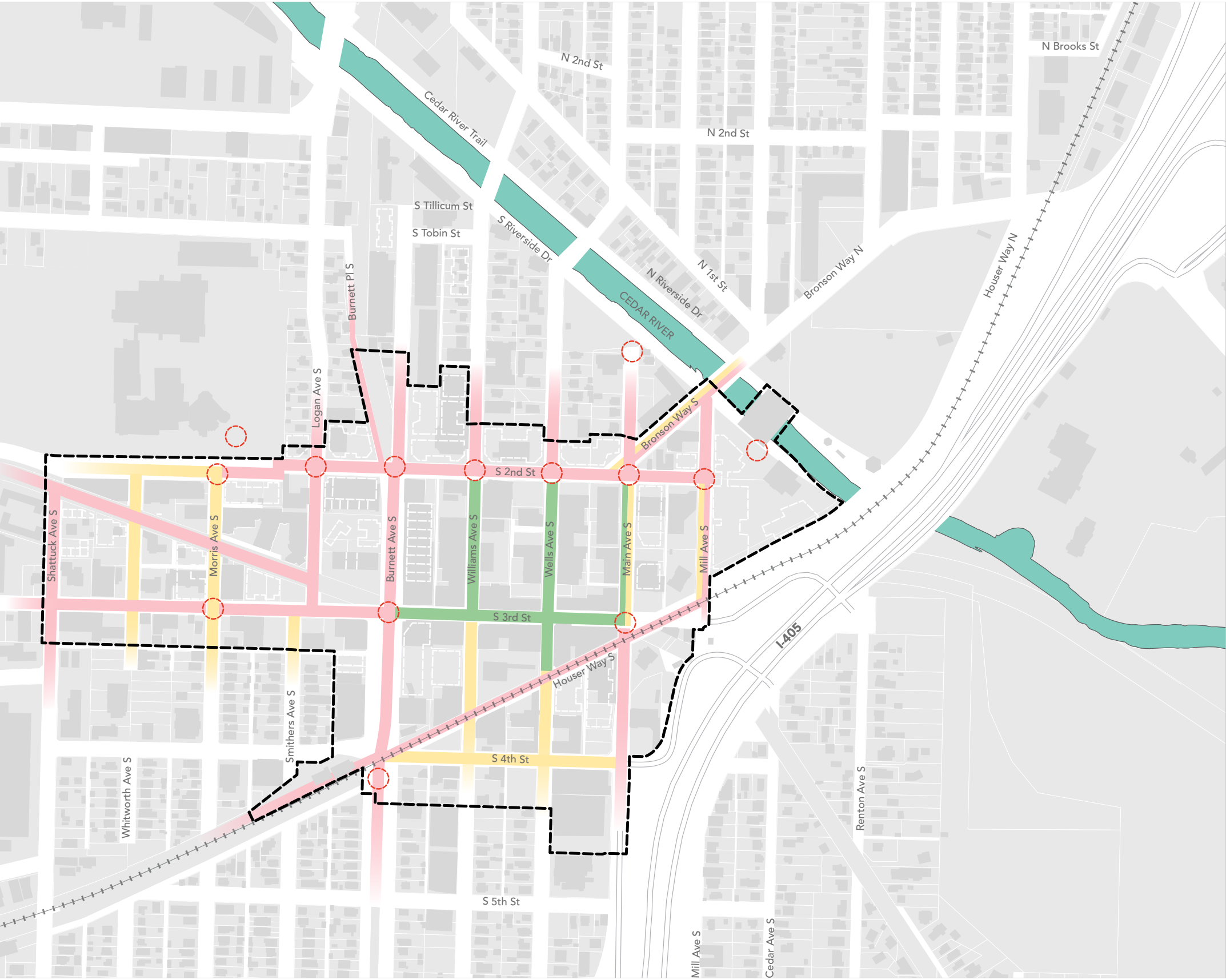


FIGURE 1.1
RECOMMENDED ALTERNATIVE // LEVEL OF INTERVENTION



MAP SUMMARY
TRANSIT//MID-TERM

A primary focus of the transit recommendations is to restructure transit operations in order to open the area to additional uses and opportunities while ensuring the same, or better, level of transit service in the area.

DOWNTOWN TRANSIT
MID-TERM ROUTING

LEGEND

- DOWNTOWN BUSINESS DISTRICT
- RIVER
- BUILDING FOOTPRINT
- BLOCKS
- RAIL
- POTENTIAL BUS STOP
- CIVIC CORE BUS ROUTES
- CONCEPTUAL BUILDING FOOTPRINT
- BUS LINES

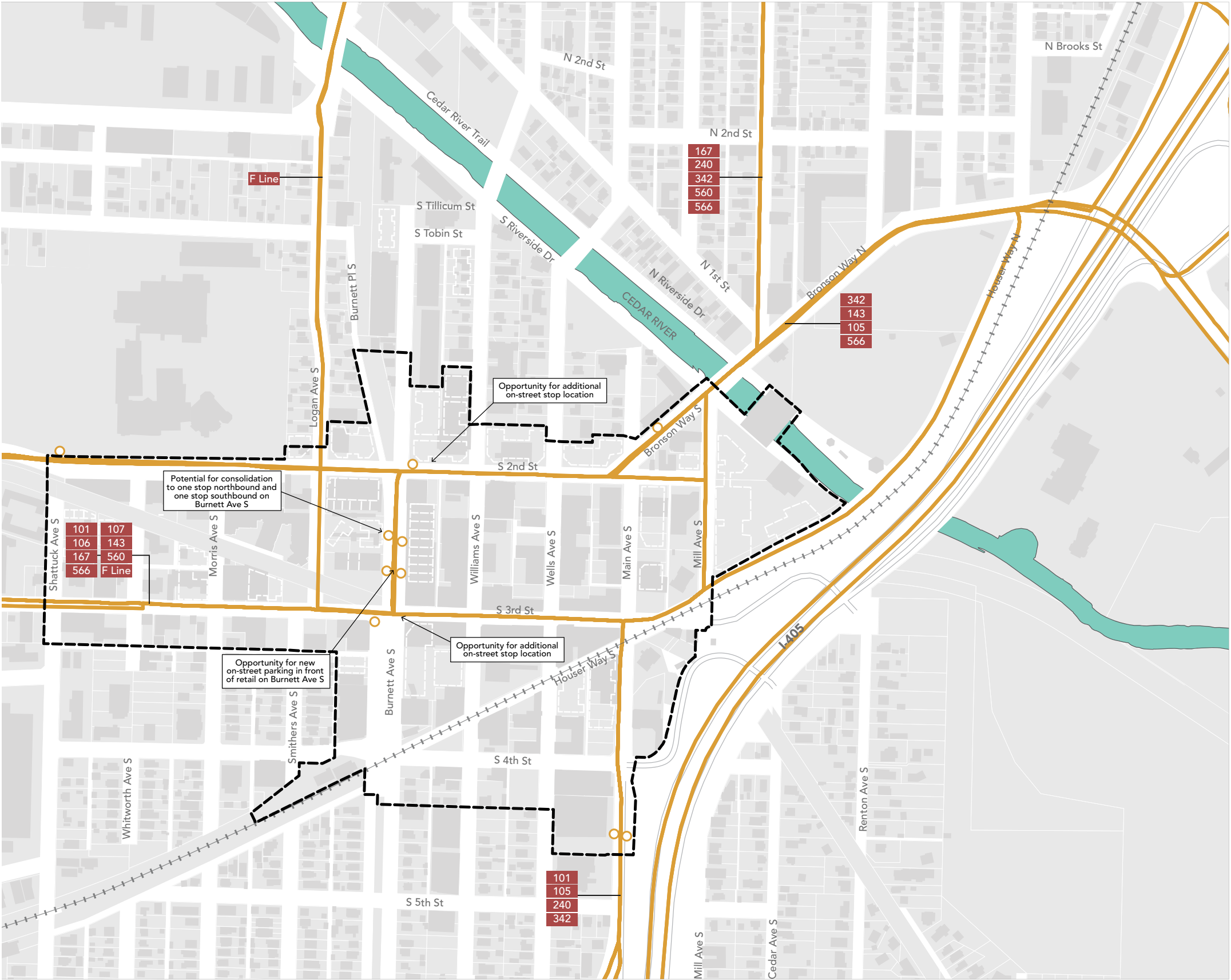


FIGURE 1.2
RECOMMENDED ALTERNATIVE // DOWNTOWN TRANSIT// MID-TERM ROUTING



MAP SUMMARY
TRANSIT//LONG-TERM

As the area continues to grow and new regional transit investments are completed, transit will take on a larger role to provide access into and throughout Downtown Renton.

DOWNTOWN TRANSIT
LONG-TERM ROUTING

LEGEND

- DOWNTOWN BUSINESS DISTRICT
- RIVER
- BUILDING FOOTPRINT
- BLOCKS
- RAIL
- POTENTIAL BUS STOP
- CIVIC CORE BUS ROUTES
- CONCEPTUAL BUILDING FOOTPRINT

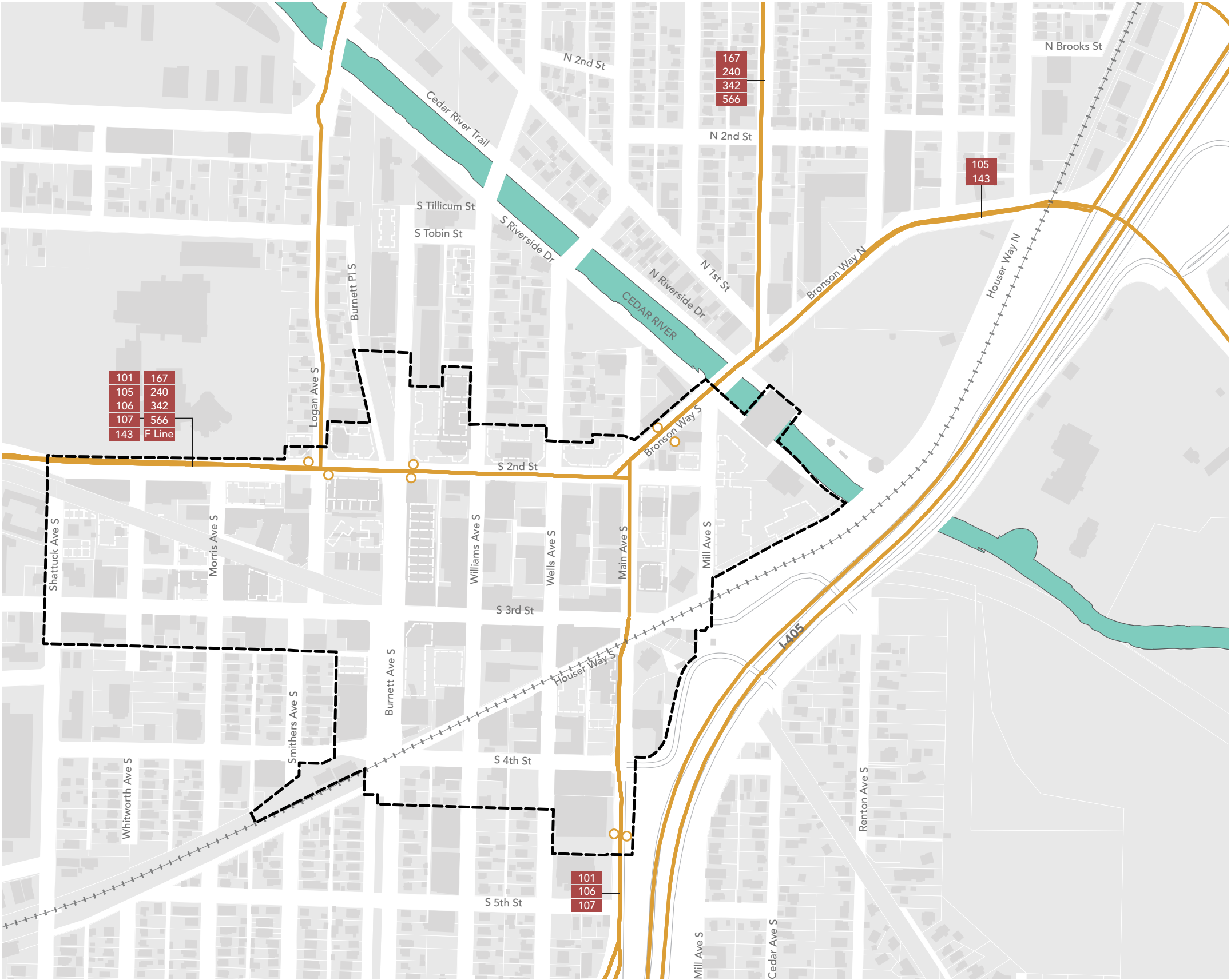


FIGURE 1.3
RECOMMENDED ALTERNATIVE // DOWNTOWN TRANSIT // LONG-TERM ROUTING

MAP SUMMARY
PARKS AND OPEN SPACE

There are several public investments proposed for parks and urban trails which will offer residents the opportunity to have well designed places to gather, exercise, play, build community and be part of the urban experience.

PARKS AND OPEN SPACE

LEGEND

- DOWNTOWN BUSINESS DISTRICT
- RIVER
- BUILDING FOOTPRINT
- BLOCKS
- RAIL
- CIVIC CORE SERVING PARKS
- NEW CIVIC CORE PARKS
- OTHER PARKS/OPEN SPACE
- FESTIVAL STREET
- BURNETT LINEAR PARK EXTENSION/M-U PATH
- 'DOWNTOWN TO THE RIVER' GREENSTREET
- CONCEPTUAL BUILDING FOOTPRINT
- WATER ACCESS
- EXTERIOR ACCESS TO PAVILION RESTROOMS

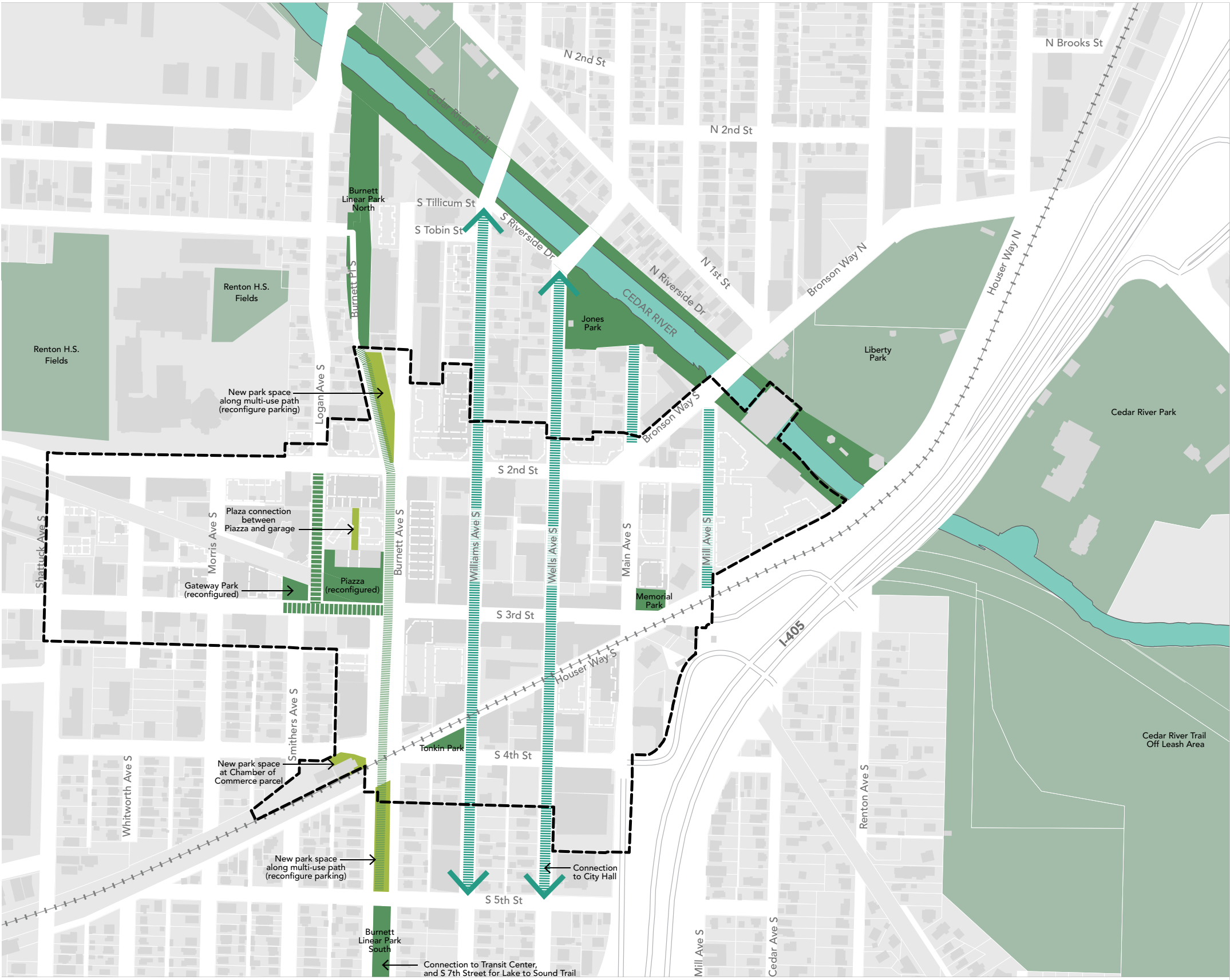


FIGURE 1.4
RECOMMENDED ALTERNATIVE // PARKS AND OPEN SPACE



MAP SUMMARY

URBAN FORM + OPPORTUNITIES

There are several strategies developed for urban form interventions and potential opportunities which provide the foundation for transforming the urban form of Civic Core and Downtown. These include wayfinding, bicycle connections, re-mastering the Piazza, festival streets, Pavilion improvements, and River Street connections.

URBAN FORM + OPPORTUNITIES

LEGEND

- DOWNTOWN BUSINESS DISTRICT
- RIVER
- BUILDING FOOTPRINT
- BLOCKS
- RAIL
- OPPORTUNITY SITE/NEW DEVELOPMENT
- RENOVATE EXISTING BUILDING/GROUND FLOOR
- FAÇADE/EDGE UPDATE
- POP UP RETAIL/FOOD CARTS
- INFILL HOUSING/LIVE WORK
- OTHER VACANT LAND/PARKING
- CONCEPTUAL BUILDING FOOTPRINT
- PARKS & OPEN SPACE
- INTERACTIVE ALLEY
- EXISTING CIVIC CORE SERVING PARKS
- NEW CIVIC CORE PARKS
- OTHER PARKS/OPEN SPACE
- FESTIVAL STREET
- BURNETT LINEAR PARK EXTENSION/M-U PATH
- RIVER STREET
- CONCEPTUAL BUILDING FOOTPRINT
- EXTERIOR ACCESS TO PAVILION RESTROOMS AND CONNECTING USES ON BLOCK

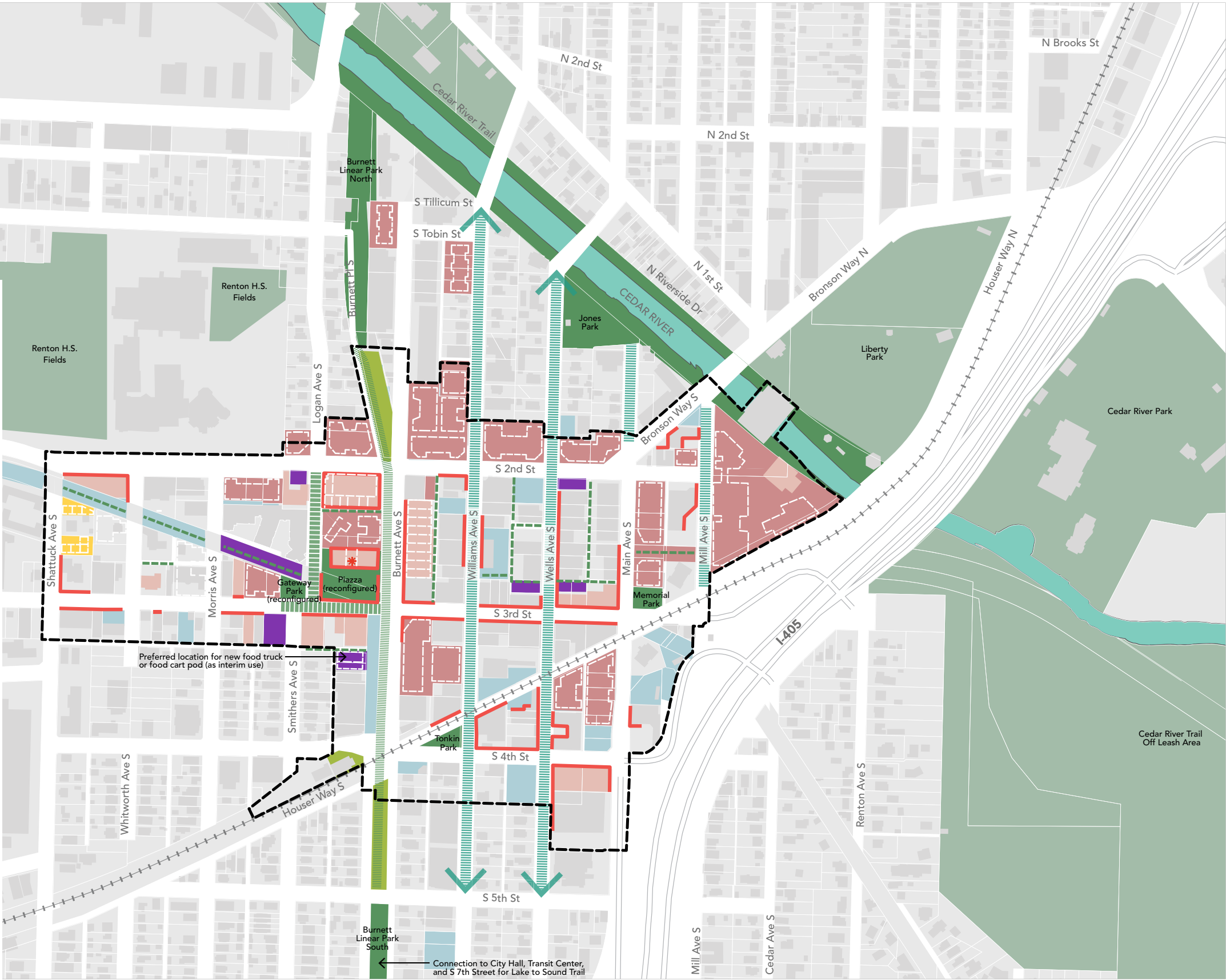


FIGURE 1.5
RECOMMENDED ALTERNATIVE // URBAN FORM + OPPORTUNITIES

MAP SUMMARY
STREET TYPES + PARKING

The City of Renton is already planning on implementing a series of bold moves to improve circulation and access with Civic Core and Downtown. While the roadway reconfigurations will occur over several years, these changes will have a dramatic and positive effect on the area.

STREET TYPES + PARKING ACCESS

LEGEND

- DOWNTOWN BUSINESS DISTRICT
- RIVER
- BUILDING FOOTPRINT
- BLOCKS
- RAIL
- PRIMARY/TWO WAY CONVERSION
- SECONDARY/TWO WAY CONVERSION
- RIGHT-OF-WAY WIDTH
- REMOVE/REDUCE PARKING
- CONCEPTUAL BUILDING FOOTPRINT

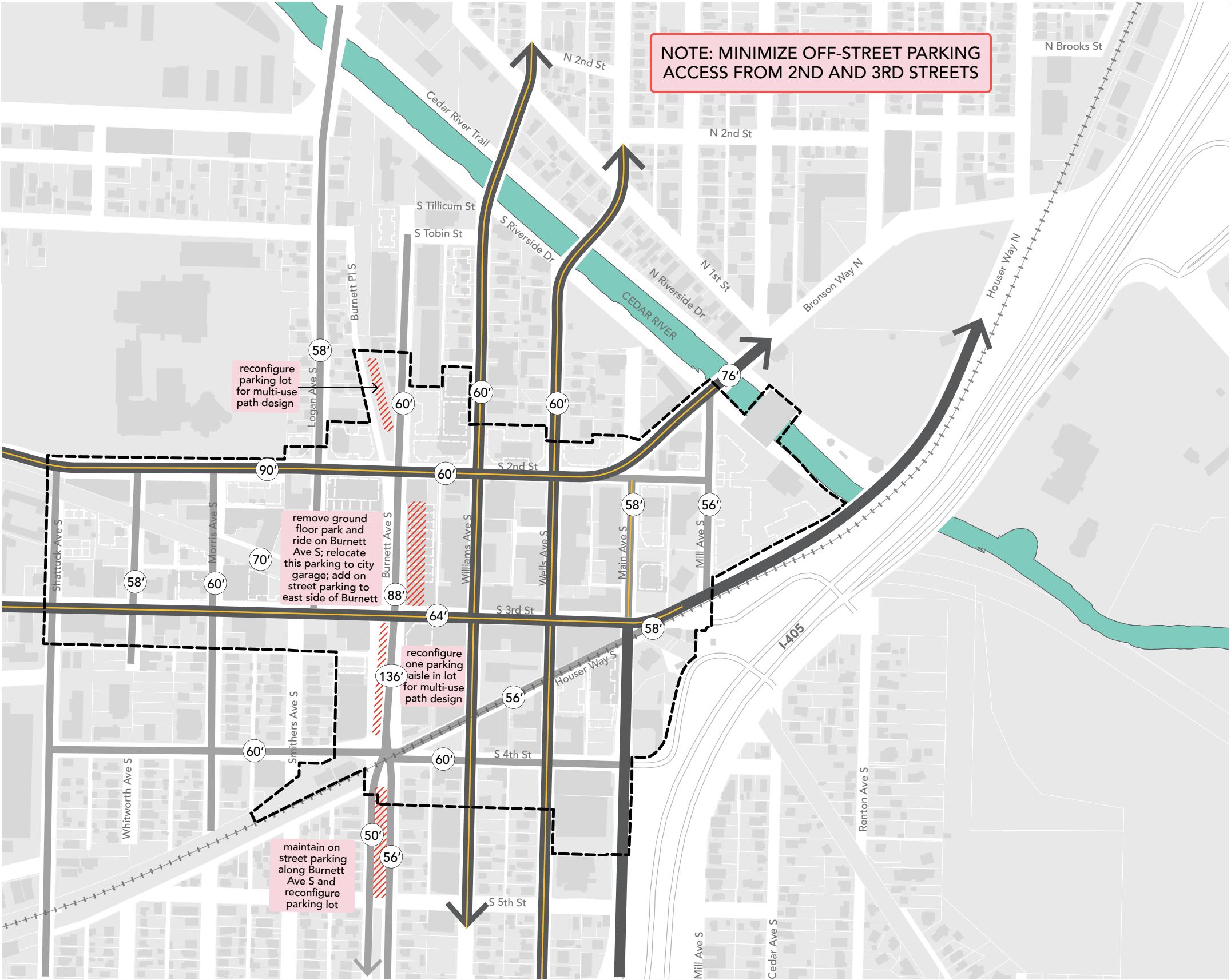


FIGURE 1.6
RECOMMENDED ALTERNATIVE // STREET TYPES + PARKING ACCESS














MAP SUMMARY

BICYCLE ACCESS + ARTS TRAIL

Improvements to bicycle and trail access will provide safe opportunities for residents to enjoy downtown and support a healthy, active lifestyle. Also included is an Arts Trail and pedestrian scale improvements to the Downtown streetscape.

BICYCLE ACCESS + ARTS TRAIL

LEGEND

-  DOWNTOWN BUSINESS DISTRICT
-  RIVER
-  BUILDING FOOTPRINT
-  BLOCKS
-  RAIL
-  MULTI-USE TRAIL
-  BIKE LANE
-  SIGNED SHARED ROADWAY
-  ARTS TRAIL
-  CONCEPTUAL BUILDING FOOTPRINT
-  EXISTING AND PROPOSED PARKS & OPEN SPACE
-  BICYCLE WAYFINDING LOCATION
-  FOCUS ATTENTION ON CREATING PEDESTRIAN INTEREST

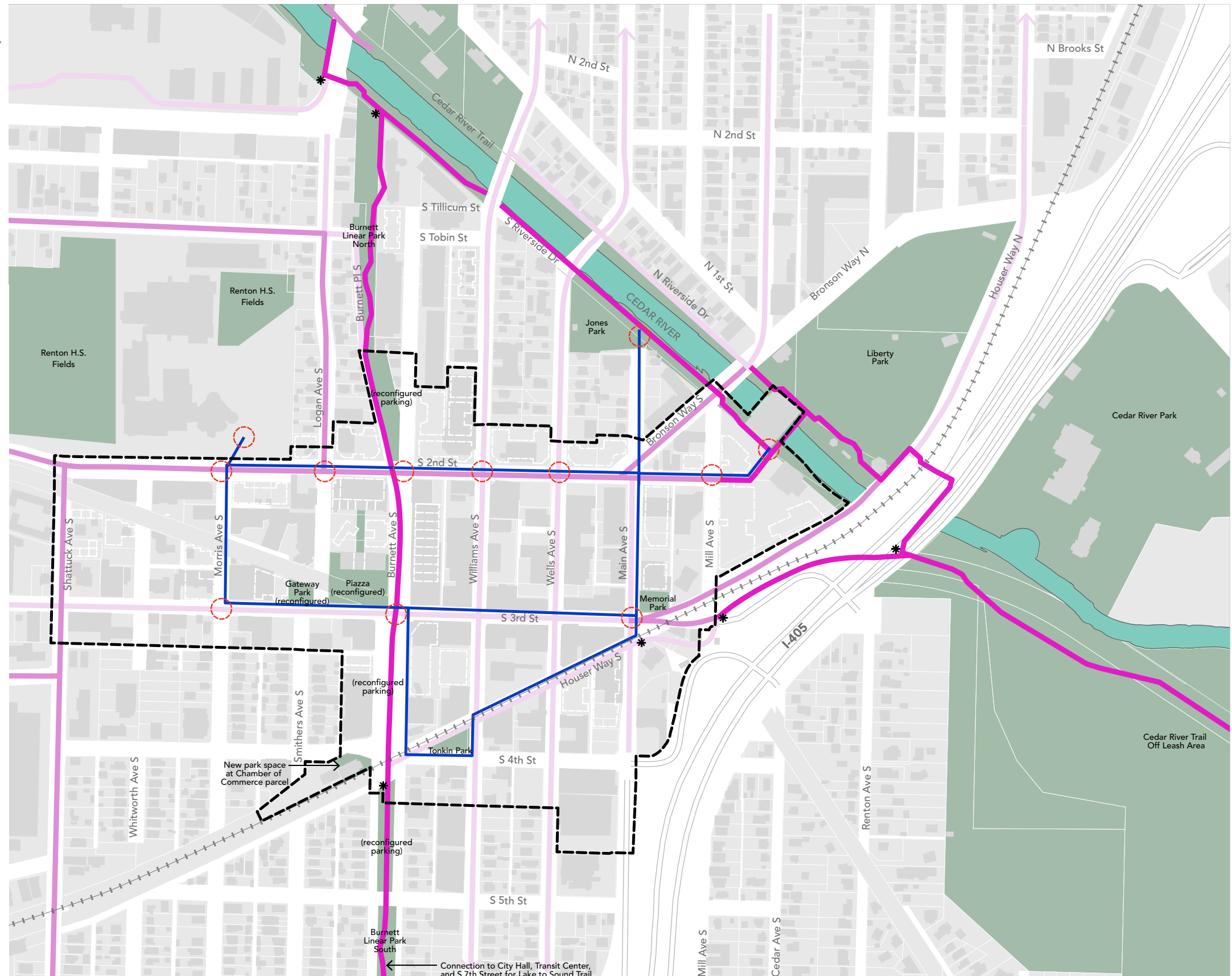


FIGURE 1.7

RECOMMENDED ALTERNATIVE // BICYCLE ACCESS + ARTS TRAIL

