



rentondowntown

CIVIC CORE VISION AND ACTION PLAN

Downtown Design Day Renton Pavilion | June 6, 2017 Summary

WHY DEVELOP THIS PLAN?

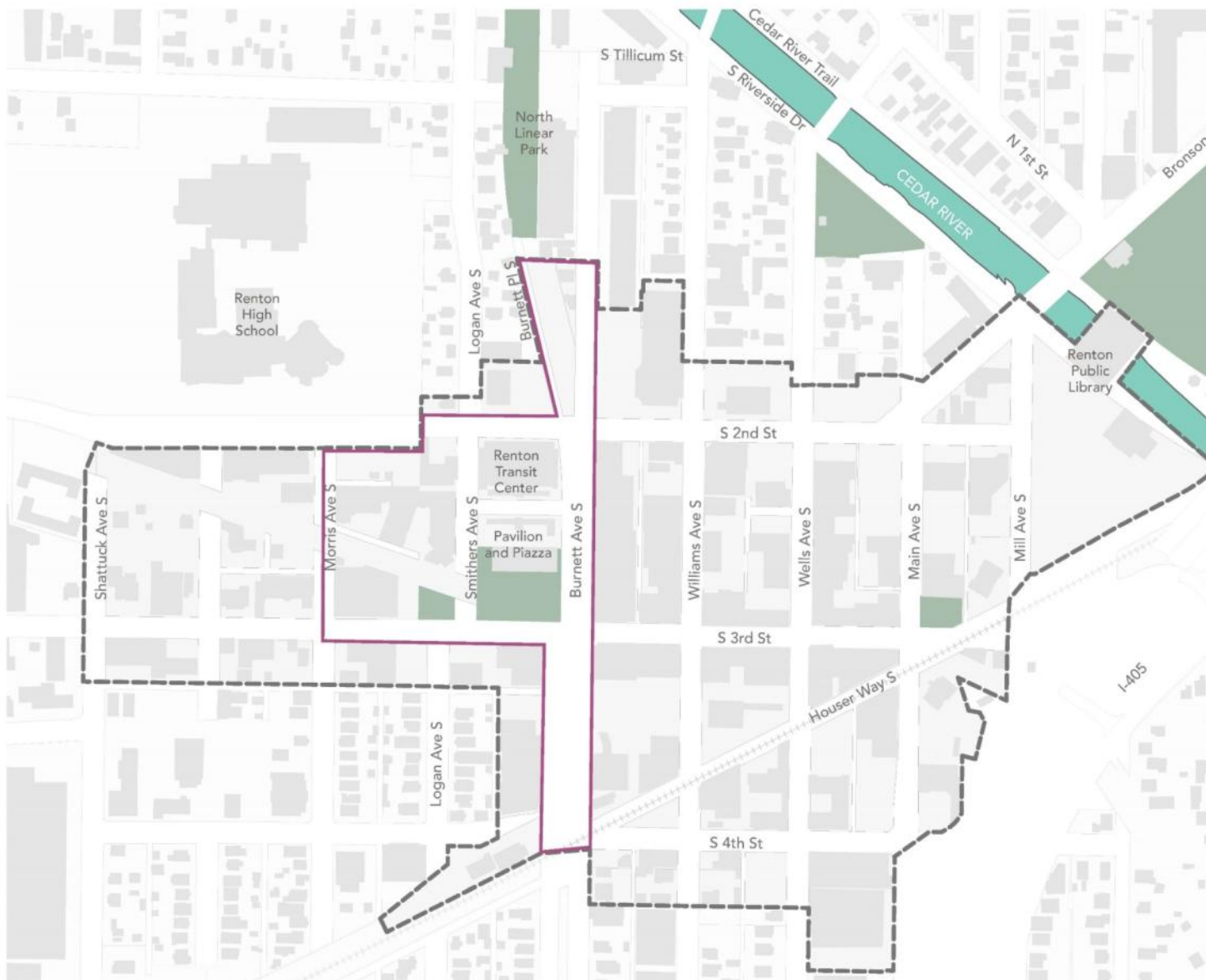
- The Renton Downtown Civic Core Vision and Action Plan will identify a community-supported vision with actions that take advantage of the unique opportunities facing our city
- The Plan will build upon many of the great activities already happening in the area
- The Plan will provide direction that integrates all the great attractions and amenities with great spaces to gather, safe streets for all modes of travel, and a bustling business environment



rentondowntown
CIVIC CORE VISION AND ACTION PLAN

PROJECT AREA
Existing Conditions
MAP 1
LEGEND

- Downtown Business District
- Civic Core
- River
- Parks
- Parcels
- Buildings
- Railroad



Renton's Downtown is home to a range of civic uses such as the Renton Public Library, public spaces and a diversity of businesses, services and residences. The Civic Core is at the heart of Downtown and includes the segment of Burnett Ave. through Downtown, the Transit Center, Pavilion and Piazza, and adjacent homes and businesses.

PROJECT SCHEDULE

Winter 2017

- Existing Conditions
- Transit and Parking Analysis
- Market Analysis
- Public Use Analysis
- Stakeholder Interviews
- Public Kickoff

Spring/Summer 2017

- Concept Development
- Wayfinding Plan
- Programming Opportunities
- Infrastructure
- Transit Analysis
- Urban Design and Land Use
- Opportunity Site Analysis

Fall 2017 THE PLAN

- Programming and Placemaking
- Implementation Strategies
- Urban Design
- Wayfinding
- Draft and Final Plan

Ongoing community participation, Advisory Committees, and Planning Commission and City Council engagement

DESIGN DAY PURPOSE AND OVERVIEW

- The meeting engaged participants to think critically about ideas for the Civic Core through a gallery of potential concepts, maps and precedent images.
- Paired with the Renton Farmers Market Kickoff, it was a popular event with over 200 attendees.
- The event was a fun and self-paced experience intended to solicit feedback and ideas towards the future design concept for Downtown and the Civic Core.
- Following the momentum of the first public event on March 2nd, this was the second in a series of opportunities to participate in the project. Displays included a brief overview of the project background, along with a summary of the kickoff meeting.
- It was an inclusive and family-friendly event with activities for kids and Spanish language translation.
- Outcomes of this event will be used to help identify design ideas for the Plan that have the most broad-based support.

GETTING STARTED

- City staff and members of the consultant team greeted attendees at the entrance. Participants signed in and received their own Design Card to comment on concepts.
- In a self paced tour, participants reviewed three design concepts and transit options based on the emerging vision identified during the public kickoff meeting and conversation with community stakeholders. Participants then wrote down feedback on their Design Card about pros and cons of each.
- Members of the consultant team and City staff were available to provide more detail on the concepts and answer questions.
- The tour ended with a collage of images representing ideas for the Civic Core posted by participants, followed by a map station where participants created their own customized design concept for the Civic Core.



Attendees were greeted at the entrance, signed in and received their own Design Card to give feedback and ideas for each concept.



The entrance of the event features a "selfie station" that added some fun. Participants who posted their photo to social media also helped broadcast the event.

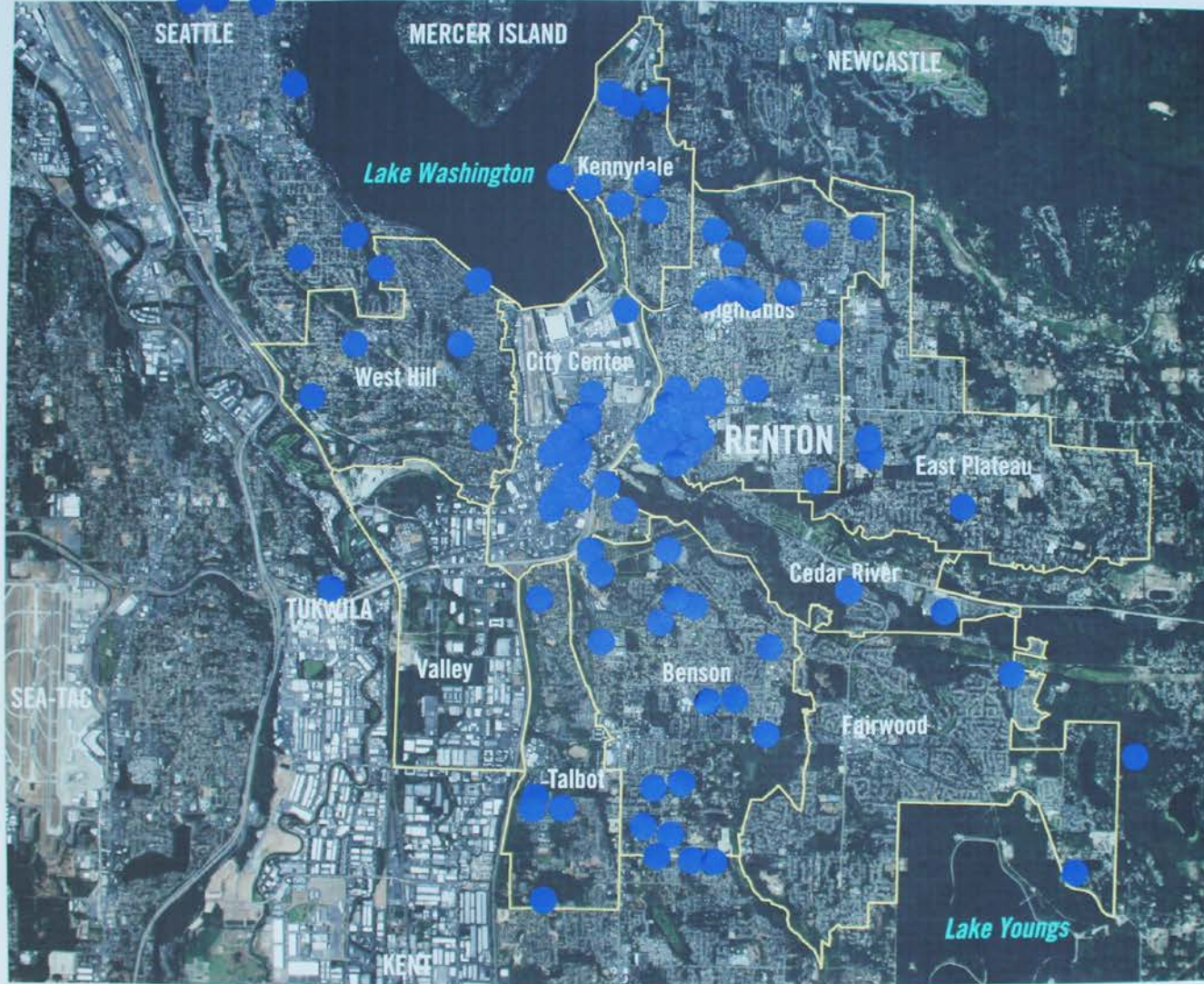


In a self paced tour, participants were introduced to three design concepts and transit options then wrote down feedback on their Design Card about pros and cons of each.





PLACE DOTS ON THE MAP



WHERE DO YOU LIVE?

PLACE A DOT ON THE MAP
WHERE YOU LIVE

IF YOU LIVE
OUTSIDE THE MAP
EXTENT, PLACE THOSE
DOTS BELOW ↓



This poster allowed attendees to show where they live (blue dots) in the Renton area.



Members of the consultant team and City were available to provide more information on the displays and answer questions while participants set their own pace.



The open house provided a way to spark ideas and reactions, while providing the project team with a wealth of information related to design alternatives and preferences.



The event coincided with the Farmers Market and provided fun activities for both kids and adults.



There were opportunities for kids to get creative about their own ideas for the Civic Core while their parents reviewed design concept boards.

DESIGN CONCEPTS

Three different themes to generate ideas...

The following slides are a condensed version of concepts presented at the Design Day.

DESIGN CONCEPTS//DEVELOPMENT

CONCEPT 1//ARTS+HUMANITIES

A. What's the best part of this concept?

B. What are 3 ideas you like the most?

-
-
-

C. Is there an idea or attraction that is missing?

D. If you could pick one, what idea should happen first?

CONCEPT 3//FAMILY FRIENDLY+GREEN

A. What's the best part of this concept?

B. What are 3 ideas you like the most?

-
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-

C. Is there an idea or attraction that is missing?

D. If you could pick one, what idea should happen first?

CONCEPT 2//EMPLOYMENT FOCUS+CIVIC PRIDE

A. What's the best part of this concept?

B. What are 3 ideas you like the most?

-
-
-

C. Is there an idea or attraction that is missing?

D. If you could pick one, what idea should happen first?

STATION 6//TRANSIT

What do you like best about potential changes to transit?

Would you change anything? What would it be?

STATION 8//YOUR DESIGN

Describe your own design for Civic Core using ideas from the concepts and based on your preferences.
(Write your top responses below)

A. "THE BEST PART OF MY DESIGN FOR CIVIC CORE IS..."

-
-
-

B. "MY DESIGN FOR CIVIC CORE INCLUDES..."

-
-
-

C. "MY DESIGN FOR CIVIC CORE IS UNIQUE BECAUSE..."

-
-
-

D. "ONE IDEA THAT SHOULD HAPPEN FIRST IS..."

Design Cards offered opportunities for participants to leave feedback and suggestions about elements in each design concept in addition to sharing their ideas for their ideal Civic Core design. (See Appendix A for individual design cards)

DESIGN CONCEPTS//DEVELOPMENT

CONSIDERATIONS

These design concepts have been developed through input from public workshops and stakeholder groups. We've grouped design elements into three organizing themes with implementation costs in mind. The final design will be a combination of design elements from each theme.

What do you see in the future Downtown Renton? We need you to select individual design elements from each of these themes that you think fit best. As a community, we'll be shaping the future Downtown Renton Civic Core.

ISSUES WE SET OUT TO ADDRESS

- Support catalyst development
- Bridge the east/west divide
- Extend Burnett Linear Park into Downtown
- Address safety concerns
- Connect venues with Downtown shops
- Family friendly + gritty + artsy
- Encourage temporary uses on vacant lots and buildings
- Year-round uses
- Incubator, food carts, and retail cart pods
- Reimagine the Pavilion and Piazza
- Organize parking
- Programmed activities

ORGANIZING THEMES

CONCEPT 1

ARTS + HUMANITIES

CONCEPT 2

EMPLOYMENT FOCUS + CIVIC PRIDE

CONCEPT 3

FAMILY FRIENDLY + GREEN

AS YOU EXPLORE...

- Do one of the concepts resonate with you?
- Which elements make sense? Which do not?
- What are the challenges for implementation?



Participants reviewed the concept boards and left feedback and suggestions on their Design Cards.

CONCEPT 1 // ARTS + HUMANITIES

CONCEPT 1 VISION:

The Civic Core of Downtown Renton is a vibrant, bold, cultured, and innovative gathering center with creative-based commerce and performing arts resources. Downtown is distinguished by its strong arts focused anchors including the Ikea Performing Arts Center, Carco Theatre, youth-focused learning studio at the Pavilion, and a variety of arts-focused maker spaces which activate many ground floor units.

Hands-on arts and creative opportunities abound in the Civic Core, cultivating a 'DIY' culture throughout. With continued investment, Downtown and the Civic Core is poised to become a place where the creative ambitions and potential of the community are realized and lived each day.



CONCEPT 1 KEY ELEMENTS:

- Festival street environment along 3rd St between Morris Ave and Burnett Ave, and along Logan between 2nd and 3rd, that closes street to traffic for events such as a street art or food festival
- Restaurant row along 3rd st between Burnett Ave and Main Ave providing downtown with a wide range of dining styles, cuisines, and price points
- Renovated piazza hosts an urban play and stroll environment with improved access, updated materials and furnishings, and improved sight lines
- Pavilion is partitioned to allow for everyday uses such as a year-round food hall/marketplace and youth art studio
- Underutilized and parking lots are activated with retail, food, and cultural uses
- Burnett linear park extends through downtown providing a shared multi-use path that links all major and minor arts anchors with distinctive branding and finishes
- Significant new roles downtown for arts minded non-profit groups of the community are realized and lived each day



"HEART" OF DOWNTOWN | STRATEGIES AND TACTICS -- AN ARTS-INFUSED CIVIC CORE



LINEAR ART-PARK -- EXTEND MULTI-USE TRAIL ON BURNETT WITH AN ART-INSPIRED THEME



'BREADCRUMB' ARTS TRAIL -- INTERACTIVE ENVIRONMENT BETWEEN MAJOR ANCHORS OR DESTINATIONS



ACTIVATED VACANT/ UNDERUTILIZED LOTS -- HOST TEMPORARY USES SUCH AS SHIPPING CONTAINER STORES/ FOOD CARTS/ ART INSTALLATIONS



CONCEPT 1 // ARTS + HUMANITIES

CONCEPT 2 // EMPLOYMENT + CIVIC PRIDE

CONCEPT 2 VISION:

The Civic Core of Downtown Renton reflects the City's focused investments in attracting commerce, technology-based employment, and outstanding urban design. With a focus on livability and walkability, the Civic Core appeals to wide range of ages, from Millennials to Boomers, drawn to its vibrant and eclectic setting.

With its wide range of unit types available for sale or lease, it attracts the interest of those looking to launch a first or second business. The new Bar/Café at the Pavilion activates the Civic Core with a constant flow of foot traffic. Modern, mixed-use commercial buildings fill in gaps of activity Downtown, lending additional vibrancy that both new and existing businesses benefit from.



CONCEPT 2 KEY ELEMENTS:

- New retail corridor along 3rd St between Burnett Ave and Main Ave with renovation of vacant or underutilized buildings into a modern, mixed-use atmosphere
- New small scale incubator lease units in transformed ground floor of park and ride (along Burnett)
- Entry level business opportunities at food and retail cart pods at various locations
- New Pavilion Bar/Café at east side of Pavilion provides everyday gathering space for residents and work crowds
- Renovated Piazza adds covered seating for Bar/Cafe and provides space for food carts to pull in
- Network of 'paseo-style' pedestrian circulation through Downtown's alleys create potential for a new scale/style of retail, unique to Renton
- Infill cluster housing offers a new housing type to Downtown, unique to Renton
- Burnett Linear Park extends through Downtown providing a shared multi-use path to help bring people to downtown workplaces
- Renovated Tonkin Park provides a gathering spot to watch Boeing jets pass through Downtown

"HEART" BLOCK | STRATEGIES AND TACTICS -- INNOVATIVE BUILDING DESIGN, LAUNCH YOUR CREATIVE BUSINESS, SMALL UNIT LEASES, PAVILION MARKET BAR, MODERN WORK SPACES



MIXED USE COMMERCIAL



INTERACTIVE BUILDINGS AND TECHNOLOGY



FINE-GRAIN ECLECTIC OFFERINGS



SMALL SCALE COMMERCIAL UNITS



PAVILION BAR/CAFE - DAILY ACTIVATION



VISIBLE, HIGH TECH EMPLOYMENT



MODERN WORK SPACES



NEW RESTAURANT OFFERINGS



BOUTIQUE SHOPS

'PASEO' CIRCULATION -- LESSER KNOWN RENTON, MURALS, LIGHTING, STROLL ATMOSPHERE, GAMES, POP UP BUSINESS



PASEO STROLLS ENVIRONMENT AND EVENTS



BOEING FLIGHT DECK



WORKPLACE BREAKS



URBAN GRIT AND ART

BENEFITS OF CITY LIVING -- RETAIL AND FOOD CART PODS, GAMING AND COMIC BOOK STORES, CLUSTER HOUSING



GAME STORE COMMUNITY AND COMIC BOOKS



RETAIL AND FOOD CART PODS ON VACANT LOTS - TESTING GROUNDS FOR NEW BUSINESS



CLUSTER INFILL HOUSING & OTHER URBAN HOUSING TYPOLOGIES



CONCEPT 2 // EMPLOYMENT FOCUS + CIVIC PRIDE

CONCEPT 3 // FAMILY FRIENDLY + GREEN

CONCEPT 3 VISION:

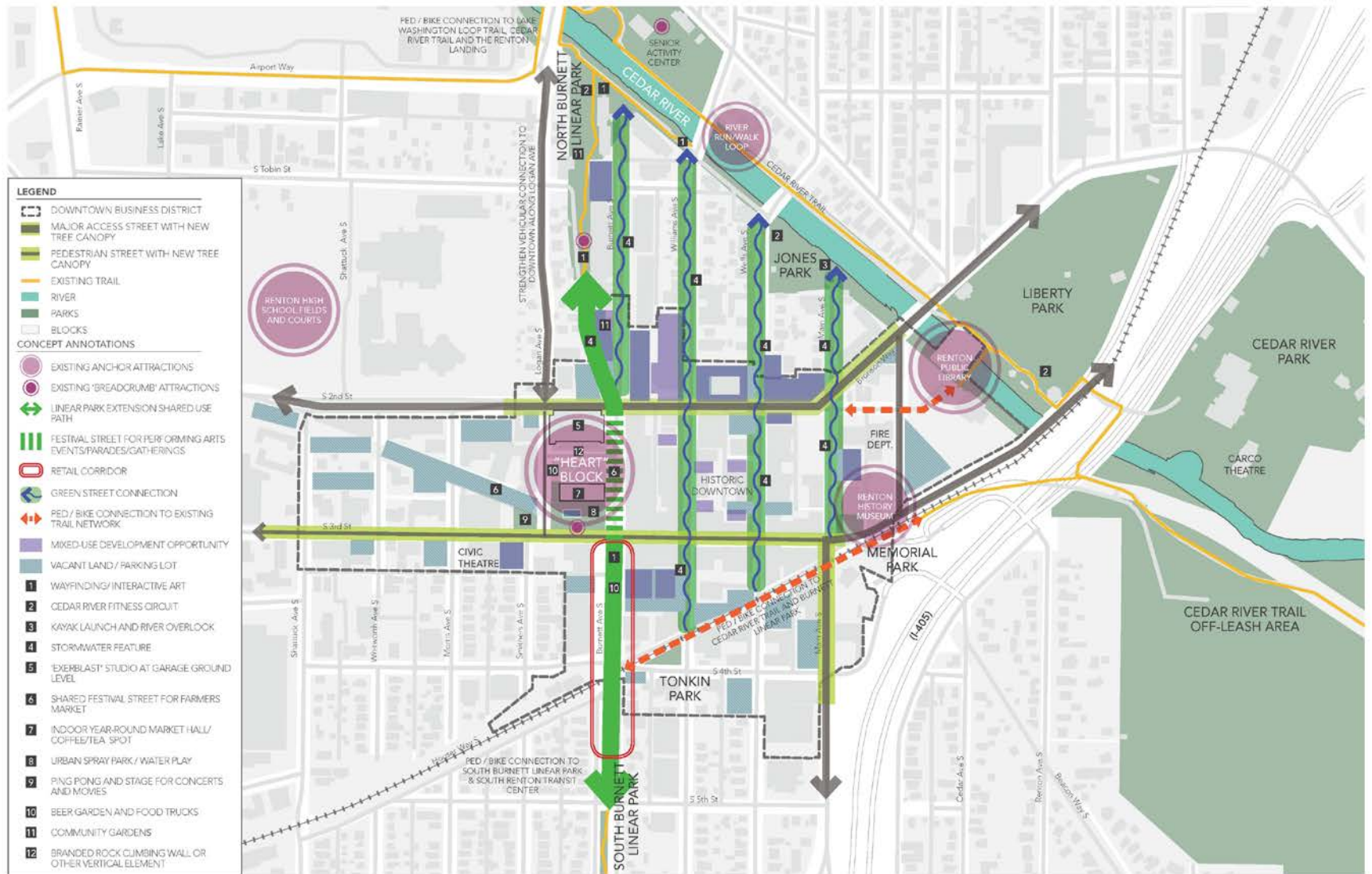
The Civic Core of Downtown Renton promotes active living, wellness, family, and nature with focused investment in urban stormwater infrastructure, non-motorized transit, and programs that engender an active and present community. Green streets provide linear connections across downtown to the Cedar River, with educational features and reflective spaces that improve understanding of urban water quality and the role the City plays in the larger watershed.

Community gardens extend into Downtown on lots with good exposure and adjacency to residential uses. Renovation of the public garage at the Civic Core includes addition of a year-round Exerblast-style kids gym and activity center that lets families blow off a little steam. The activity of the Civic Core is punctuated by a branding climbing feature north of the Pavilion, visible from adjacent neighborhoods and roads. All in all, the Civic Core and Downtown Renton reflect vitality, health, and well-being of its residents.



CONCEPT 3 KEY ELEMENTS:

- Generously scaled, urban multi-use path through downtown along Burnett Ave, with a festival street on Burnett between 2nd and 3rd
- Kayak put-in/take out at the Cedar River at Main St
- Retail corridor along Burnett, playing off the activity generated by the multi-use path
- Renovated Piazza's new water play feature with improved access, updated materials and furnishings, and improved sight lines
- Vacant or parking lots can host 'Made in Washington' beer gardens and food carts
- Renovated ground floor of public garage to an active use focused on fitness and families
- Climbing wall with branding potential
- Year round use of (portion of) Pavilion as a Market Hall
- Ping pong, corn hole, foosball, other activities on weekends



"HEART" BLOCK | STRATEGIES AND TACTICS -- A PLAYFUL AND INVITING CIVIC CORE



WATER PLAY AT THE THE PIAZZA



PLAY AT THE PIAZZA



URBAN ROCK CLIMBING



AFTER-SCHOOL "EXCERBLAST"



PLAYFUL PUBLIC SPACES



PAVEMENT TO PARKS / FLEXIBLE SEATING



OUTDOOR MOVIE SCREENINGS



TEMPORARY ACTIVATION



INDOOR MARKET HALL



PARKLETS

LINEAR PARK EXTENSION AND FESTIVAL STREET -- URBAN FARMING, GREENSPACE, PLAYGROUNDS AND TRAILS



LINEAR PARK CONNECTING TO CEDAR RIVER



URBAN FARMING



URBAN MULTI-USE PATH



SHARED FESTIVAL STREET



FITNESS ZONES

GREAT GREEN STREETS -- CONNECTING TO THE CEDAR RIVER AND CLEANSING STORMWATER



GREEN STREETS CONNECTING TO THE CEDAR RIVER



CLEANSING URBAN STORMWATER



GREEN STREETS LEADING TO AN ACTIVATED AND VIBRANT RIVERFRONT



CONCEPT 3 // FAMILY FRIENDLY + GREEN

DESIGN CONCEPTS

... feedback from participants

The following slides are an overview of comments and feedback from participants.

CONCEPT 1// ARTS + HUMANITIES

- **Best Part:** Activating downtown with events such as street festivals, utilizing vacant lots and adding more color, lights and interactive public art to downtown
- **Top Ideas:**
 - Street festivals and movie nights
 - Restaurant row
 - “Breadcrumb” art trail
 - Create a year-round marketplace/food hall
 - Reimagine the Piazza
 - Urban play & stroll

CONCEPT 1// ARTS + HUMANITIES

- **What's Missing?**

- Teen/Youth attractions
- Music!
- N/S pedestrian connection
- Indoor attractions and events (cold + rain)
- Low rent studios for artists/craftsmen
- Temporary retail uses
- Incorporate public art into streetscape

- **What Needs to Happen First?**

- Activate vacant spaces/parking lots
- Variation in businesses/activities throughout core- specific plans to encourage business growth
- Year-round community market space
- Festive streets
- Redesigned Piazza- address scale, make it more inviting

CONCEPT 2 // EMPLOYMENT + CIVIC PRIDE

- **Best Part:** Bring people downtown through small business investment, added jobs and owner occupied infill housing to create a livable, walkable downtown core
- **Top Ideas:**
 - New retail and real estate corridor- cluster infill housing and encourage new businesses
 - Small scale commercial units
 - Focus on pedestrians
 - Park renovation in Tonkin Park and a Burnett Park extension
 - Modern work spaces
 - Pavilion bar/café
 - Small scale incubator units
 - Diversity in experience

CONCEPT 2 // EMPLOYMENT + CIVIC PRIDE

- **What's Missing?**

- Connections to library & history museum
- Cultural diversity/history
- Night life
- Benches for seniors and people with disabilities
- Address rain/cold outdoor conditions throughout the year

- **What Needs to Happen First?**

- Support small scale mixed-use commercial units/residential housing
- Burnett Park extension
- Renovated plaza
- Modern work spaces
- Attract corporate partners and investment

CONCEPT 3 //

FAMILY FRIENDLY + GREEN

- **Best Part:** Year-round fun for all ages over a network of urban multi-use paths and green streets connected to a revitalized riverfront
- **Top Ideas:**
 - **Green Infrastructure:** linear parks, urban multi-use paths, community gardens, parklets
 - **Vibrant Riverfront Access:** Cedar River trail connection, kayak launch
 - **Playful Public Spaces:** outdoor movies, water play, after school focus, play structures at Piazza
 - **Adult Attractions:** beer garden/food court, fitness zone, climbing wall, market hall, Boeing stage
 - **Livability:** mixed affordable housing

CONCEPT 3 //

FAMILY FRIENDLY + GREEN

- **What's Missing?**
 - Bike/pedestrian safety
 - Senior living
 - Housing options
 - Free parking
 - Skate park
 - Edible landscaping/urban farming
- **What Needs to Happen First?**
 - Parklets
 - Playful public spaces
 - Renovate ground floor of parking garage

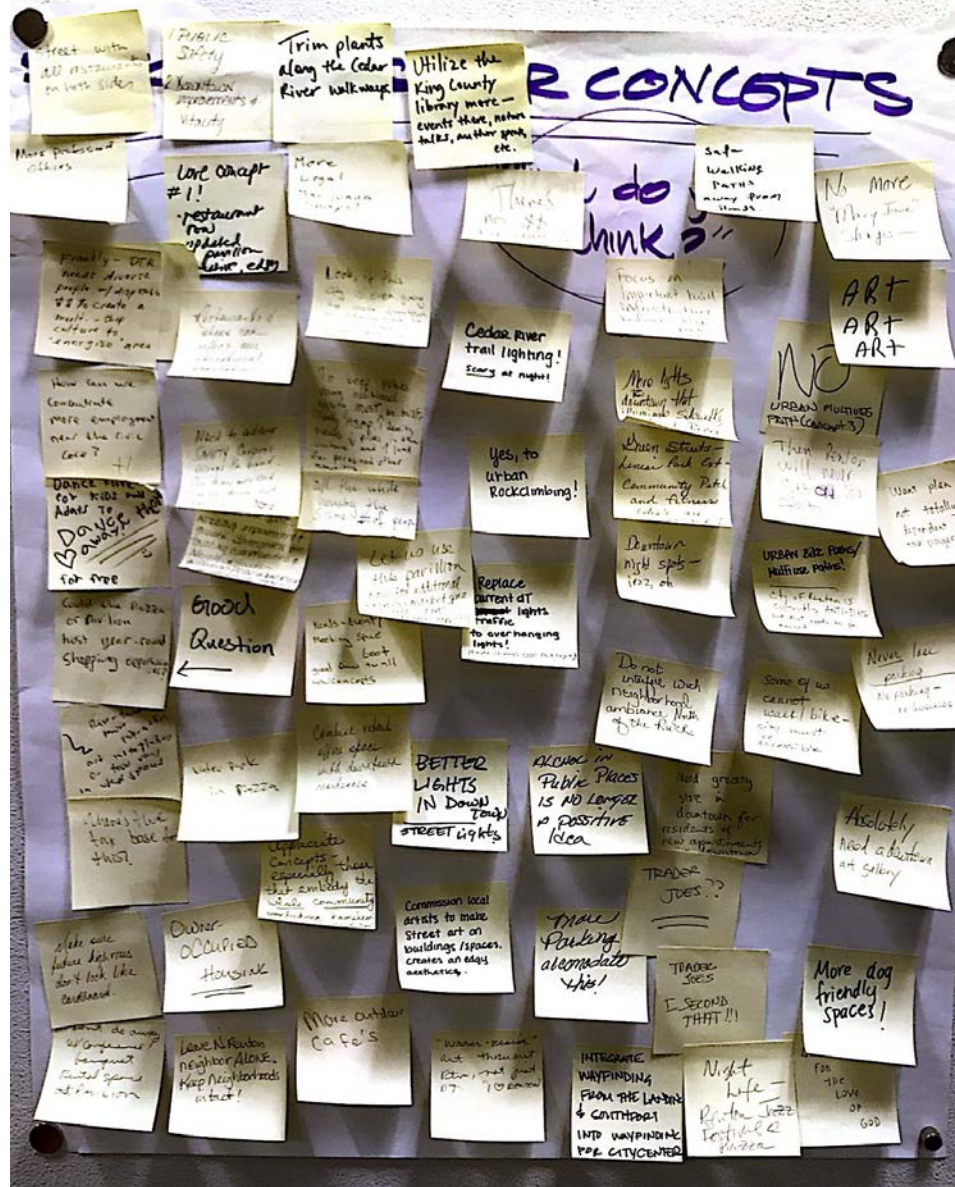
WHAT DO YOU THINK?

Ideas that Resonate:

- Art + Music + Nightlife
- Healthy and affordable food
- Dog and family friendly
- Green street connections to library and riverfront

Concerns Across All Concepts:

- Safety + Lighting + Maintenance
- Preserving N. Renton neighborhoods
- Funding not completely dependent on taxpayers



TRANSIT

Rerouting + Transit Center Reconfigurations

Transit routing and reconfiguring the Downtown Transit Center are a major focus of the Plan. The project is evaluating a range of transit issues, characteristics and opportunities.

Route	Maximum Layover Need (feet)
105	60
106	100
107	60
153	100
167	60
169	100
240	60
342	60
907/908	60



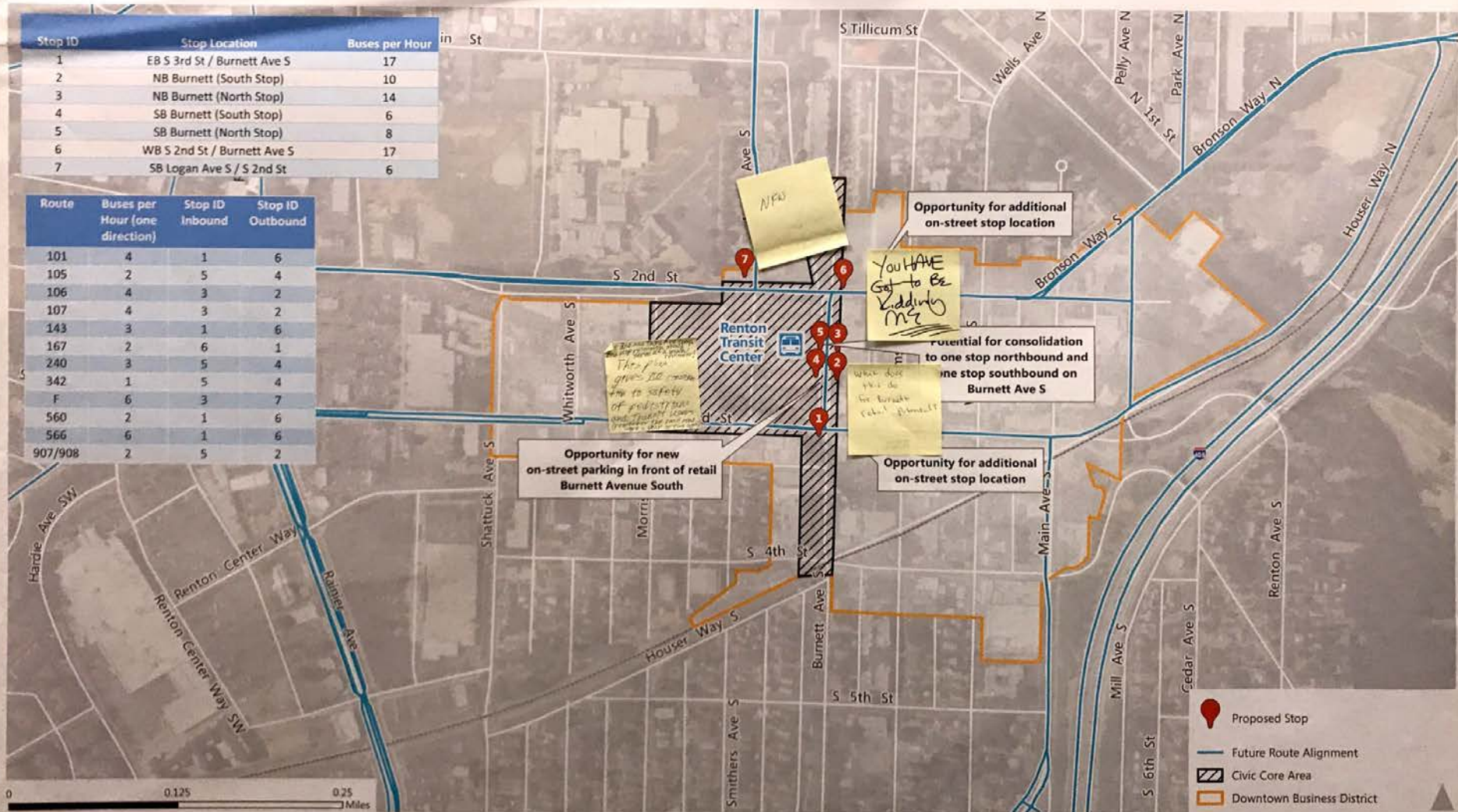
This concept is a near-term solution (possible in fall of 2018) for relocating existing Renton Transit Center layover by using on-street space in areas west of downtown Renton. The map highlights the available on-street areas that would provide suitable capacity for layover. Total layover need is approximately 600 to 700 feet. The estimated additional deadhead service hours required for this concept are approximately 6,000 to 8,000 annual hours. Additional time may be required due to added walk time for drivers to reach a comfort station.

Note: Route 101 is assumed to use layover at South Renton Park & Ride

Downtown Renton Layover Alternative Locations: Draft Concept

Stop ID	Stop Location	Buses per Hour
1	EB S 3rd St / Burnett Ave S	17
2	NB Burnett (South Stop)	10
3	NB Burnett (North Stop)	14
4	SB Burnett (South Stop)	6
5	SB Burnett (North Stop)	8
6	WB S 2nd St / Burnett Ave S	17
7	SB Logan Ave S / S 2nd St	6

Route	Buses per Hour (one direction)	Stop ID Inbound	Stop ID Outbound
101	4	1	6
105	2	5	4
106	4	3	2
107	4	3	2
143	3	1	6
167	2	6	1
240	3	5	4
342	1	5	4
F	6	3	7
560	2	1	6
566	6	1	6
907/908	2	5	2



This concept is a medium-term concept (2019-2020) to restructure how routes serve the downtown Renton area by aligning buses along stops on Burnett Avenue S, S 2nd Street and S 3rd Street. Logan Avenue S and the transit access road would no longer be used and all layover is assumed to be located at South Renton Park & Ride or in other on-street locations. The concept would require restructuring of service and necessary capital investments for new stop shelters and enhancements. Additional planning will incorporate the future conversion of S 2nd Street and S 3rd Street to two-way configurations. Transit service may be realigned to prioritize service along one or both of the streets under that scenario.

Renton Transit Center Stop Restructure Draft Concept

Layover ID	Layover location	Layover Capacity (feet)	Layover Used (feet)
A	Lake Ave S on western side of P&R	180	160
B	Shattuck Ave NB north of Lake Ave	270	180
C	Shattuck Ave SB north of Lake Ave	280	160
D	Shattuck Ave NB south of Lake Ave	60	60

Stop ID	Stop Location	Bus Capacity per Hour	Buses per Hour
1	WB Lake Ave	30	27
2	EB Lake Ave	30	24
3	SB Shattuck	15	3
4	NB Lake Ave (drop-off only)	15	4



The concept is a medium-term solution (late 2018/early 2019) that assumes that all routes that currently serve Renton TC would continue to service the transit center. It represents a temporary solution until the South Renton Transit Center is developed in 2024 by Sound Transit.

The tables and map identify the estimated on-street layover capacity and utilization in addition to the estimated number of buses that would serve each stop.

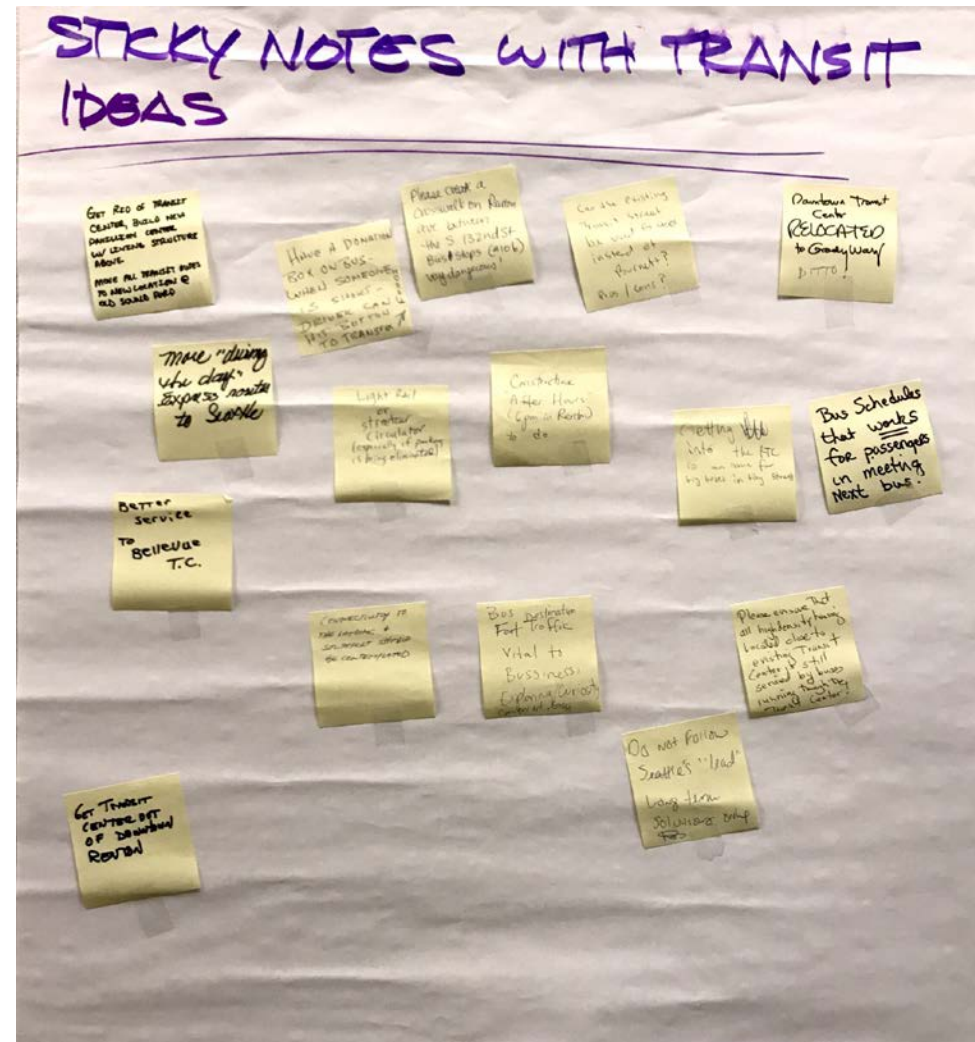
An estimated 15,000 to 20,000 annual service hours would be required to implement this concept in addition to any necessary capital investments.

South Renton Park-and-Ride Stops and Layovers: Draft Concept

TRANSIT

Concerns + Desires:

- SAFETY
- Connection to light rail
- Accessibility
- Connection to The Landing
- Streamline traffic flow
- Efficiency
- Confusion about what's happening and when



TRANSIT

- Liked best
 - Move transit center out of downtown
 - Renovate transit center in current location
 - Disperse layovers
 - Safe, clean bus stops
 - Address issues with one-way streets and traffic flow
 - Express access to Seattle
- Needs to Change
 - Safety
 - Bottlenecking for thru traffic
 - Connectivity to light rail & The Landing
 - Faster direct access to Seattle/Bellevue
 - Network of bike lanes
 - Increase walkability
 - Need streetcar/shuttle to downtown
 - Address future traffic needs
 - Bus oriented infrastructure
 - Keep transit moving quickly

TRANSIT

- Other Comments

- "I don't understand the proposed changes"
- "Keep transit where it is, so many people have moved into downtown for easy access" (especially seniors)
- "Best compromise still feels like lose-lose situation"
- "Focus on how low income/physically challenged people use transit"

- Summary

- Strong feelings all around, participants were divided in their desire to relocate the transit center or keep it on Burnett
- Biggest concerns revolved around safety and accessibility
- Emphasis on connections locally (Landing, light rail) and regionally (Seattle, Bellevue and Everett)
- Many concerns about traffic flow and efficiency- addressing future traffic needs, especially with redevelopment downtown

PREFERRED IDEAS AND DESIGNS

MOOD BOARD

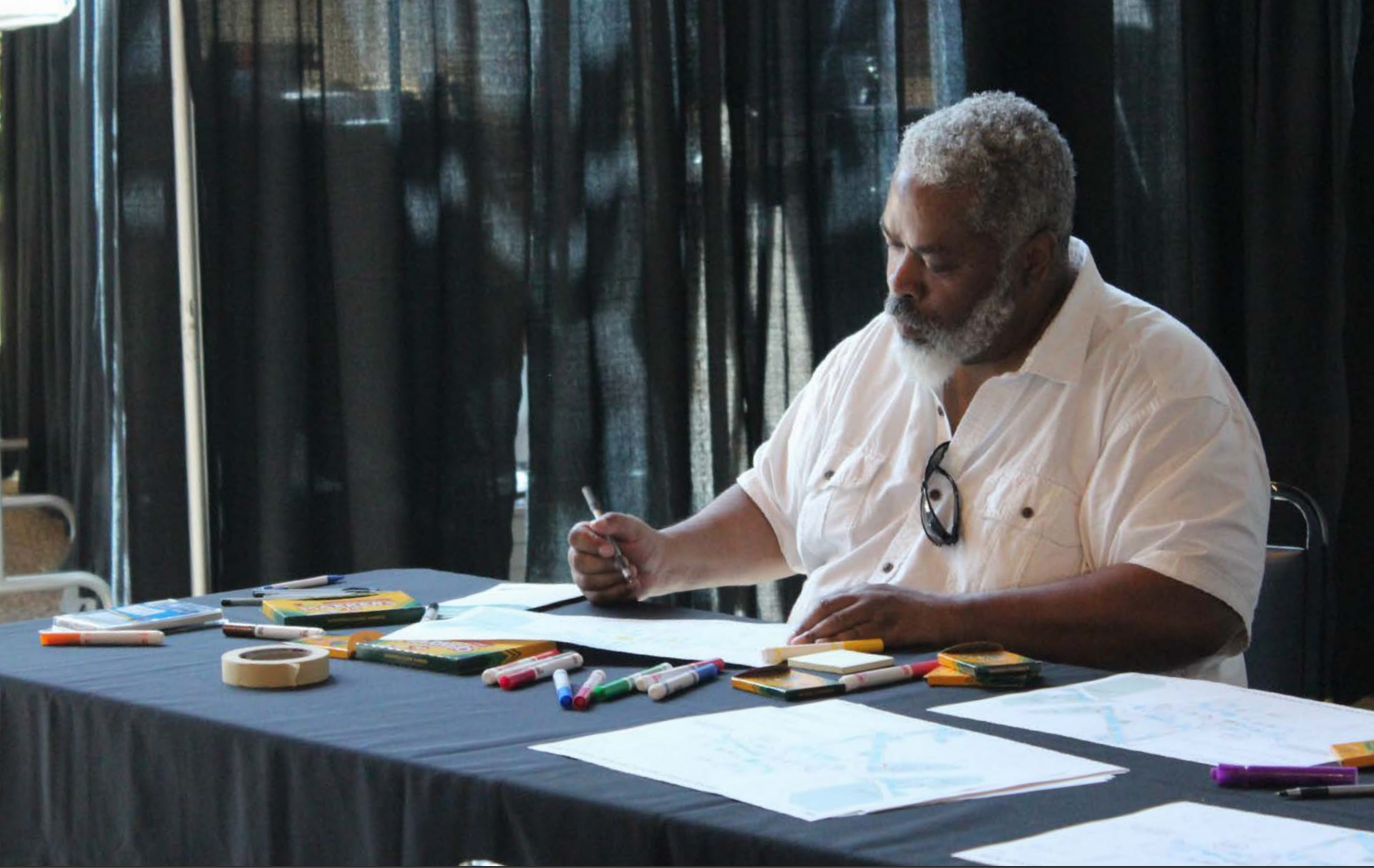


The mood board offered participants an opportunity to express their own ideas for the Civic Core visually with a library of images, words and colors that resulted in a collage posted on the wall.

MOOD BOARD

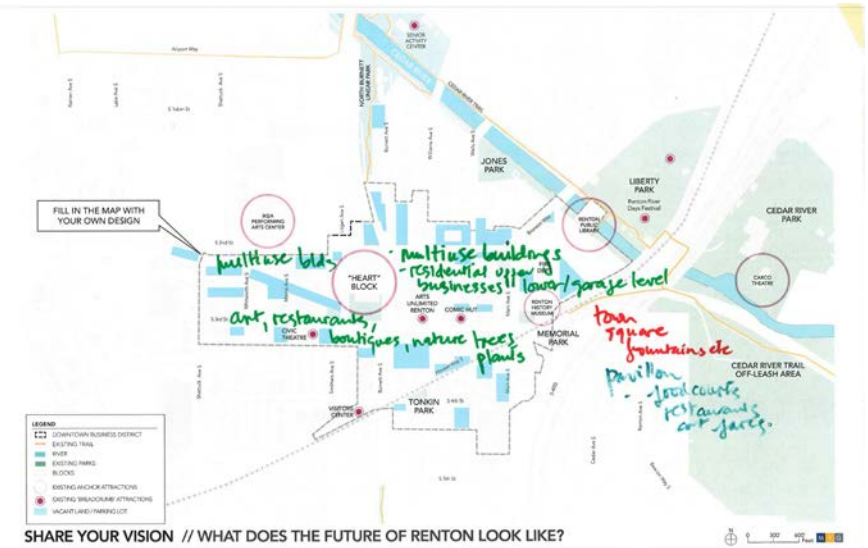
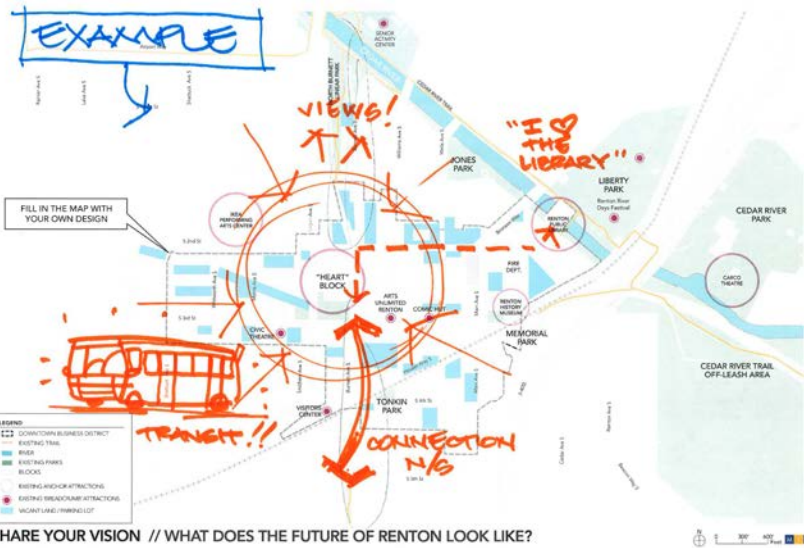


Participants value diversity, community, family, pets, nature and arts. They emphasized a safe, beautiful and well maintained downtown with a variety of food, art, gathering spaces and better local business opportunities.



At the final station participants created their own vision for a revitalized downtown based on their completed Design Card and using art supplies and the base map from the design concepts.

DESIGN YOUR OWN DOWNTOWN



Participants emphasized connections to the library and riverfront along green streets accented by safe gathering spaces and play grounds. Kids also contributed to these ideas using their own drawings. (See Appendix B for individual maps)



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CIVIC CORE VISION AND ACTION PLAN

www.rentonciviccore.com