



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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KING COUNTY FORM BASED

COMMUNITY MEETING

Tuesday, Feb 10, 2009

6:00 – 7:30 PM

Lord of Life Lutheran Church, 12819

160th Avenue SE, Renton

Agenda

- 6:00 Welcome and Opening Remarks
Jason Lindahl, King County
- 6:05 Meeting Orientation
- 6:10 Community Exercise
- 6:30 Introduction to the Smart Code
- 6:50 Advantages of the Smart Code
- 7:00 Other Issues
- 7:05 Recap Community Exercise
- 7:10 Questions and Answers
- 7:25 Wrap-up and next steps
- 7:30 Adjourn

Community Meeting Results

Results of Community Exercise: Values, Challenges, and Visions

- Identify **THREE VALUES**, things you value most about your neighborhood
 - What are the most important attributes you value about being a part of your neighborhood?
 - What (tangible or intangible) do you value most?
 - Trees: large tree retention, shade, green spaces and green belts, open areas
 - Diverse and Rural Character: diversity and variety of housing styles and types, large lots and yards for rural feel
 - Nature and Wildlife: Open space for nature, wetlands, wildlife, horses, farm animals, neighborhood involvement of protection of wetlands
 - Transit and Safety: quiet, safe streets for walking, proximity to transportation corridors
- Identify **THREE CHALLENGES** in your neighborhood
 - What are the biggest challenges in your neighborhood today?
 - What obstacles are currently facing your neighborhood?
 - Annexation: Separation of the discussion from community planning, retraction of the urban growth boundary, plans counter to public vote
 - Zoning enforcement: inconsistent standards and enforcement
 - Animal control: large animals maintained in neighborhood
 - Local businesses: community centered businesses not available
 - Traffic and Mass transit: lack of access to mass transit, dangerous crossing areas at roads, poor safety, roads overloaded for traffic demand, speeding
 - Sidewalks: need more and better, well lit, 128th particular problem
 - Drainage: poor drainage, forced use of sewers, surface water, mosquitoes
 - Character and Density: infill development does not match community character, new development destroys open areas, trees and wildlife, small lots don't fit neighborhood, too much density and overcrowding in new areas, maintain grades and scale of existing neighborhood
- Identify **THREE VISIONS** for the future of your neighborhood
 - What does your ideal or dream neighborhood look and feel like?
 - Who lives, works, and plays there in the future? What is going on in the neighborhood?

- What do you hope stays the same?
- Community Pride, Identity and Diversity: a green tranquil neighborhood, families, the elderly, people know each other and have respect, a multi-ethnic neighborhood, fair and equal development standards
- Diverse Housing: Keep density the same as now with large lot sizes, allow smaller homes at scale with those existing, variety of design and sizes of homes, housing types such as apartments only where appropriate, no “cookie cutter” housing, new housing integrates well with existing neighborhood,
- Parks: cluster development to allow greenbelts, keep open space and soccer fields, plan for parks with new development
- Transit and trails: new streets are curved with planting strips, a new walking trail, center turn lane at 128th, park and ride, entrance and exit from new development is safe
- Low Impact Development: maintain trees, green and comprehensive drainage/stormwater and green infrastructure, low impact development, plan for wildlife needs
- Library/bookmobile: a new library, a bookmobile, expanded school
- Community Center: a town center with a place for meetings, near shopping, a community Patch (community garden), increased small retail areas

Other issues/community input/questions:

- Buffer zone between Urban Growth Boundary and community
- Use of school for next meeting?
- Residents experience a lot of development pressure from real estate agents
- People who want to avoid 405 cut through the neighborhood



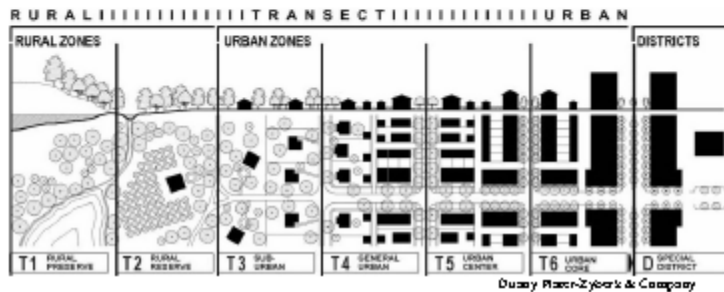
King County

Department of Development and Environmental Services

Form-Based Code Project

King County's Department of Development and Environmental Services is conducting a project to examine the feasibility of replacing the current conventional land use code with a **Form-Based Code**. Some potential benefits of the new code include:

- A prescriptive ("what is wanted") approach to regulating development
- A focus on the public space (sidewalks, streets) to create vibrant, mixed-use neighborhoods
- Greater flexibility to developers in exchange for public benefits, such as walkability and affordable housing
- Simplified and flexible land use regulations that will provide increased predictability in the development process and create more opportunities for businesses



PROVIDE INPUT IN THE DEVELOPMENT OF THE NEW ZONING CODE

A portion of the East Renton plateau is one of two demonstration projects that will assist in the creation and drafting of the new code. Demonstration area residents will have the opportunity to provide input throughout the project, beginning with an initial workshop that will provide information on the Form-Based Code and highlight its potential benefits for the area. At the workshop residents will be able to learn about the King County Form-Based Code Project and suggest priorities and objectives for the new code.

East Renton Form-Based Code Workshop
 Feb 10, 2009 at 6:00 pm
 Lord of Life Lutheran Church
 12819 160th Ave SE
 Renton, WA 98059

For more information about King County's Form-Based Code project:
<http://www.kingcounty.gov/property/permits/codes/legislation/legnews.aspx>
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