

Regional Growth Centers Criteria Report

Renton Regional Growth Center



Designation Recommendation

Conditionally redesignate Renton as a regional growth center under the Regional Centers Framework, provided the city meets applicable regional criteria. The center supports VISION 2050's goals to create compact, livable places that accommodate significant regional growth, while promoting sustainability and inclusion.

To meet conditions, the city will:

- Revise its subarea plan for the center by December 31, 2027.
- Review the regional center boundary to ensure that the area functions as a single regional center and pedestrian connectivity is provided throughout. The city will submit a memo that documents justification of the boundary for PSRC board approval.

Background









Renton’s adopted regional growth center boundary includes two primary sections. The northern portion borders Lake Washington and emphasizes mixed use and regional employment, including Boeing’s Renton Plant, Southport, and The Landing. The Landing is a significant retail and residential development in the northern half of the center. The southern portion of the center includes the downtown core and adjacent residential areas. The downtown core includes the Renton Market and Food Hall, Piazza Park, Transit Center, and the IKEA Performing Arts Center.

Evaluation of Regional Growth Centers Requirements

Status Icons:

- ✔ On track
- ⚠ Needs attention
- ⊘ Does not meet criteria
- N/A

Criteria	Status
Center Type	— Urban Growth Center
Density Required: 18 people/acre	✔ The Renton Regional Growth Center's current density is 37 people per acre, which meets the criteria.

Criteria	Status	
Planned Target Density: Min 45 people/acre		The Renton Regional Growth Center's planned density is 50 people per acre, which meets the criteria. Reaching this density shows whether the center is effectively managing and concentrating growth within its boundaries.
Mix of Uses: 15% of planned residential and employment activity		53% of planned growth is expected to be residential.
Size: 200 to 640 acres (larger if served by high-capacity transit)		The Renton Regional Growth Center is currently 606 acres; however, its irregular shape does not meet the shape criteria to support pedestrian connectivity throughout.
Transit Access: Existing or planned frequent bus service or high-capacity transit		The center has existing bus rapid transit and bus service to serve the community.
Market Potential: Demonstrated capacity to support growth targets		A market study was not required. Since 2010, the center has increased density by 10 people per acre.
Center Subarea Plan		The center subarea plan has not previously been certified. Please see the updated certification report for planning recommendations.

Jurisdiction Comments / Additional Context

Renton's Regional Growth Center has experienced significant change since designation in 1995. The area continues to be an area with many manufacturing jobs with the Boeing 737 facility employing over 15,000 employees. New development added retail, service, hotel, and office jobs. There are over 700,000 square feet of new office space, over 450,000 square feet of new retail, restaurant, entertainment, services, and other businesses. Additionally, there are four new hotels with over 700 guest rooms. Since designation in 1995 new multifamily and mixed-use projects have been constructed with over 14 projects adding over 2,000 new units of housing. This growth

has largely occurred in the northern portion of the Center with the Landing, Southport, and Top Golf development, but has also occurred in Renton's Downtown and in the southern part of the Center.

Connectivity has been improved with Logan Avenue completed which improved access to I-405, previously it effectively was a dead end. Additionally, Logan Avenue has been improved with a 10-foot wide multi-use trail with a 5-foot landscaped buffer. In the future this multi-use trail will connect to Downtown as the Renton Connector. This critical connection will help connect to the larger regional trail system and is the top priority in the adopted Bicycles and Trails Master Plan. Also, two of four one-way streets in Downtown Renton have been converted back to two-way streets improving circulation and pedestrian safety. Opportunities for frequent transit service have also been established with the Rapid Ride F line, which provides service between Burien and Renton with stops at a Link Light Rail station and the Sounder commuter rail service.

The City of Renton will be responsive to the recommendations in the Certification Report and will take steps to ensure full certification by the December 31, 2027 deadline, including updating the City Center Plan. The boundary will also be thoughtfully considered to ensure the area functions as a single regional center with pedestrian connectivity throughout the center.