Puget Sound Regional Council

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City of Renton 2024 Comprehensive Plan Update

This document includes two reports:

1) Certification report dated February 12, 2026. As of Executive Board action taken on March 26, 2026, the City of Renton comprehensive plan is now fully certified for consistency with the transportation-related provisions of the Growth Management Act, VISION 2050, and the Regional Transportation Plan.

2) Certification report dated May 29, 2025. This report summarizes complete review of the 2024 comprehensive plan update and a certification condition for the city to address by December 31, 2025.

Local Comprehensive Plans Certification Report

City of Renton Comprehensive Plan

February 12, 2026



PSRC conditionally certified the City of Renton's 2024 periodic update of the city's comprehensive plan on June 26, 2025. On December 1, 2025, the city adopted amendments to the plan that address the conditions and resubmitted the plan for review and full certification.

Certification Action

The Puget Sound Regional Council certifies that the transportation-related provisions in the City of Renton 2025 comprehensive plan amendments conform to the Growth Management Act and are consistent with multicounty planning policies and the regional transportation plan.

2025 Comprehensive Plan Amendments

The Growth Management Act (see RCW 36.70A.070(6)) requires the transportation element to include inventories, analysis and documentation of future system needs. The 2024 adopted transportation element included updated goals and policies but did not include complete, up-to-date information on the transportation system.

The city amended its comprehensive plan in November 2025 to include all remaining required components of the transportation element:

- Mapped inventories of existing transportation facilities
- An updated travel forecast based on the city's adopted growth targets
- Complete long-range multimodal project list to meet system needs
- Multimodal level-of-service standards to gauge performance of the system
- A multiyear financing plan, including analysis of the sufficiency of funding resources compared to estimated costs identified

Staff reviewed the draft and adopted transportation plan element and found the amended element to be consistent with certification requirements.

Conclusion

PSRC found the City of Renton comprehensive plan is substantially consistent with the transportation-related provisions of the Growth Management Act, VISION 2050 and the Regional Transportation Plan. If the Executive Board acts as recommended, the plan will no longer have certification conditions.

PSRC encourages the city to consult the June 2025 certification report for additional recommendations for the comprehensive plan. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050 and areas that may be necessary to address prior to the 2029 Growth Management Act Implementation Progress Report.

PSRC is available to provide assistance with future plan updates. Find additional planning resources on PSRC's Plan Review webpage. If the city has questions or needs additional information, please contact Liz Underwood-Bultmann at 206-464-6174 and LUnderwood-Bultmann@psrc.org.

Local Comprehensive Plans Certification Report

City of Renton Comprehensive Plan

May 29, 2025



The Puget Sound Regional Council conducted a certification review of the City of Renton comprehensive plan. Renton adopted their 2024 comprehensive plan update on November 26, 2024. PSRC staff provided comments on the draft plan in October 2024 to inform the final plan adopted by the city.

This document is organized into two primary parts: a statement of certification and any applicable conditions to certification; and a discussion of conformity with the Growth Management Act and consistency with VISION 2050 by topic area.

Certification Action

The Puget Sound Regional Council conditionally certifies that the transportation-related provisions in the City of Renton 2024 comprehensive plan conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan, provided that additional amendments are incorporated into the comprehensive plan.

Conditional status is in place until the City of Renton completes transportation planning requirements. The city acknowledges this and commits to addressing the conditions according to the following schedule:

1. City council adoption of a work plan by September 30, 2025, that addresses the conditions identified in the certification report and outlines the process and timeline for resolving them.
2. Submission of a draft amended comprehensive plan and supporting documents that address the conditions to PSRC for review and comment in advance of adoption.
3. Once the conditions are adequately addressed, submission of the adopted amended comprehensive plan and supporting documents by December 31, 2025, for review and certification by PSRC.

Conditions for full certification are described in more detail in the body of this report (see pages 9-10).

Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process for reviewing and certifying local, countywide, regional center, and long-range transit plans.[1] Transportation-related provisions that are key for certification are based on RCW 47.80.026 and the Growth Management Act (RCW 36.70A). This report may recommend additional work to fully address the requirements of the Growth Management Act, VISION 2050, or the Regional Transportation Plan, although such revisions may not be strictly required for certification. Jurisdictions are encouraged to address those items during upcoming comprehensive plan updates and other planning efforts.

Conformity with Growth Management Act Transportation Planning Requirements and Consistency with Regional Plans and Policies

OVERVIEW

This section discusses conformity with the Growth Management Act (RCW 36.70A.070(6)) and the transportation-related requirements for local comprehensive plans. It also discusses consistency with the adopted multicounty planning policies (established regional guidelines and principles under RCW 47.80.026) adopted in VISION 2050 and the Regional Transportation Plan. In addition to the multicounty planning policies, VISION 2050 contains a regional growth strategy with a preferred distribution of the region's residential and employment growth, as well as several implementation actions for local governments to carry out. Each policy area addressed in VISION 2050 is discussed in turn below. More information about the requirement to review and certify local plans is provided in the Adopted Policy and Plan Review Process.

Plans are reviewed using PSRC's VISION 2050 Consistency Tool. This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or Growth Management Act planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of local comprehensive plans.

[1] The certification requirement in the Growth Management Act is described in RCW 47.80. The specific requirements for transportation elements in local comprehensive plans are spelled out in RCW 36.70A.070. PSRC's Interlocal Agreement, Section VII, also provides direction for the review of local comprehensive plans and countywide policies (Resolution A-91-01, amended March 1998). The Council's Executive Board last updated its process for Policy and Plan Review in September 2003. The process is also described in VISION 2050: Implementation.

Regional Collaboration

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) and VISION 2050 call for local comprehensive plans to:

- **Coordinate** with other jurisdictions, agencies, tribes, ports, military installations, and special purpose districts.
- Prioritize **access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Address opportunities and challenges related to **military installations** when applicable.
- Prioritize investments in **centers**.
- Explore **funding sources** and fiscal tools to meet infrastructure and other needs.

Certification Findings

The Renton comprehensive plan effectively addresses regional collaboration policies in VISION 2050. The plan describes the relationship between state, regional, and local priorities. The plan supports inclusive community planning that prioritizes the involvement of underrepresented and historically marginalized communities. The plan includes policies and discussion to coordinate with other jurisdictions, agencies, Tribes, interest groups, and special purpose districts. The plan also includes a five-year business plan to inform short-term implementation of the comprehensive plan.

Regional Growth Strategy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Incorporate **housing and employment targets**.
- Use **land use assumptions** substantially consistent with countywide growth targets.
- Demonstrate sufficient zoned **development capacity** to accommodate targets.
- Use consistent **land use assumptions** throughout plan.
- Maintain a **stable urban growth area** with densities that support the Regional Growth Strategy.
- Support growth in designated **centers and high-capacity transit station areas**.
- Manage and reduce **rural growth** and protect natural resource lands.

Certification Findings

The Renton comprehensive plan effectively addresses the Regional Growth Strategy policies in VISION 2050. The plan provides capacity to accommodate another 17,000 housing units and 31,780 jobs by 2044, consistent with adopted growth targets. The plan focuses on

planning for growth in the city's regional growth center, targeting another 2,000 households and 3,500 jobs in the downtown center. The plan also supports growth in the city's two candidate countywide centers to maximize the development potential of transit investments.

The city should address the following comment in future updates to the plan:

- VISION 2050 includes a policy to focus a significant share of population and employment growth in designated regional centers. The plan's growth targets focus about 11% of population and employment growth in the center. The city is encouraged to consider increasing the target for the regional growth center to better align with the Regional Growth Strategy.

Environment

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Ensure **air quality standards** are met and reduce emissions of air toxics and greenhouse gases.
- Protect **critical areas and habitat** through coordination and environmental stewardship.
- Plan for **park, trail, and open space** resources and needs.
- Protect and enhance **tree canopy and native vegetation**.
- Protect and restore **water quality**, including actions to restore shorelines and estuaries, remove fish-passage barriers, reduce toxic products, and manage stormwater.
- Ensure **access to healthy environments** for all residents, prioritizing the reduction of impacts for vulnerable residents.

Certification Findings

The Renton comprehensive plan effectively addresses the environmental policies in VISION 2050. The plan includes policies to preserve and enhance existing vegetation and tree canopy, utilize fire adaptation methods to help mitigate wildfire risk, and coordinate with the Puget Sound Clean Air Agency and PSRC to promote regional air quality. The plan also supports a connected system of parks, trails, corridors, and natural areas that provide equitable and safe access to recreational opportunities.

Climate Change

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Reduce **greenhouse gas emissions** in support of state, regional, and local reductions goals.
- Protect and restore natural resources that **sequester and store carbon**.
- Address impacts to **vulnerable populations** that have been or will be impacted by climate change.
- Retrofit **existing buildings** to reduce building energy use.
- Increase **resilience** by identifying and addressing the impacts of climate change and natural hazards.
- Address **rising sea levels** by siting and planning for relocation out of the floodplain.

Certification Findings

The Renton comprehensive plan effectively addresses the climate change policies in VISION 2050. The plan includes a Climate and Resilience element and supportive policies throughout the plan that address utility efficiency and decarbonization, transit-oriented development, multimodal transportation options, conserving natural resources, and sustainable and affordable housing. The plan also emphasizes building partnerships with community organizations and culturally contextualized outreach to educate and empower frontline communities to implement climate resilience actions.

The city should address the following comment in future updates to the plan:

- The city has made important progress on addressing climate change in the comprehensive plan. The Department of Commerce plans to release final guidance on climate planning consistent with House Bill 1181 in 2025, which will apply to the implementation progress report for jurisdictions in the Puget Sound region. The city should be aware of this upcoming deadline and monitor whether the plan's current state reflects the new requirements.

Land Use/Development Patterns

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Build **thriving urban communities** through inclusive engagement.
- Support **centers** as connections to opportunity.
- Address **healthy environment**, physical activity and well-being, and safety, while reducing disparities.
- Support **annexation and incorporation** by planning for phased growth of communities.
- Preserve **rural areas and natural resource lands.**
- Evaluate potential **residential and commercial displacement** and mitigate impacts.
- Limit **incompatible uses** adjacent to military lands, industrial centers, and tribal reservation lands.

Certification Findings

The Renton comprehensive plan effectively addresses the land use and development patterns policies in VISION 2050. The plan includes policies that support the regional growth center as a complete, mixed-use neighborhood. The plan includes policies to facilitate annexation within Renton's Potential Annexation Areas and coordinate with King County on land use policies. The plan also includes policies to meet or exceed State Airport Land Use Compatibility guidelines and reduce potentially negative impacts from airport operations.

Housing

Scope of Review

The Growth Management Act (RCW 36.70A.070) and VISION 2050 call for local comprehensive plans to:

- Provide an **inventory and analysis** of existing housing and housing needs at each income level.
- Document **sufficient land capacity** to accommodate housing for all income levels and emergency shelters.
- Identify **actions** to provide housing for all income levels.
- Identify and address **racially disparate impacts, displacement, or exclusion** in housing.
- Expand housing capacity for **moderate-density housing**.
- Promote **jobs-housing balance**.
- Support the **development and preservation of affordable housing** by considering inclusionary and incentive zoning and promoting affordable housing near high-capacity transit.
- Promote **homeownership** opportunities.

Certification Findings

The Renton comprehensive plan effectively addresses the housing policy topics in VISION 2050. The plan documents capacity to accommodate the city's allocated share of countywide housing need, including emergency housing. The plan summarizes data on racially disparate impacts, exclusion, and displacement, as well as policies to remedy racial disparities. The plan discusses actions to protect community members vulnerable to displacement or housing insecurity, including residential manufactured home park zoning, a rental registration program, housing repair assistance, and homeownership information and referral. The plan supports partnerships with the Renton Housing Authority, the South King County Housing and Homelessness Partners, and nonprofit housing developers to address housing needs.

The city should address the following comment in future updates to the plan:

- The region is facing a housing crisis, and jurisdictions should act with urgency to address the housing needs of all residents. PSRC encourages the city to continue to work with regional partners to monitor housing conditions, to implement housing strategies, and to amend the plan periodically to adjust to changing conditions.

Economy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Identify and enhance **industry clusters**, including those that provide goods and services for export.
- Support retention and recruitment of **family wage jobs** and small businesses that are **locally, women-, and minority-owned**.
- Develop a **range of employment opportunities** to create a closer balance between jobs and housing.
- Address and prevent potential **physical, economic, and cultural displacement** of existing businesses.
- Expand **access to opportunity** and remove barriers for disconnected communities.
- Recognize and empower the contributions of the region's **culturally and ethnically diverse communities**.

Certification Findings

The Renton comprehensive plan effectively addresses the economy policies in VISION 2050. The plan supports downtown redevelopment by engaging stakeholders and the business community to implement the downtown subarea plan. The comprehensive plan includes policies to develop local arts and culture programs, implement Renton's Clean Economy Strategy, and reduce displacement of existing businesses.

Transportation

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) requires local comprehensive plans to:

- Use **internally consistent land use assumptions** and forecasts of travel demand and that are consistent with growth targets.
- Provide **inventories of existing facilities**, and level-of-service standards and concurrency provisions that address multiple modes of travel, planned land uses and densities, and state highways.
- Include a **multiyear financing plan** and reassessment strategy to address potential funding shortfalls.
- Direct **demand management**, including programs to implement the Commute Trip Reduction Act.
- Plan for **pedestrians and bicycles**, including capital investments, education, and safety.
- Discourage **incompatible uses adjacent to airports**.
- Address **air quality** and the reduction of pollutants consistent with WAC 173-420-080.

VISION 2050 also calls for local comprehensive plans to:

- Plan for **system maintenance, safety and emergency management**.
- Support the **Regional Growth Strategy**.
- Provide **alternatives to driving alone**.
- Plan facilities and services for **special needs transportation**.
- Avoid the creation of new and expanded facilities in **rural areas**.
- Identify **racial and social equity** as a core objective when implementing transportation projects.
- Protect the **environment** and reduce stormwater pollution.

Certification Findings

The Renton comprehensive plan addresses many of the transportation planning requirements of the Growth Management Act and the transportation policies in VISION 2050. The plan includes updated goals and polices, supporting a connected transportation network that fosters a sense of place in the public realm. The plan emphasizes reducing stormwater pollution from transportation facilities to improve fish passage. The plan also supports transportation for all through implementation of the Barrier Free Mobility Plan.

CONDITIONS FOR CERTIFICATION

The City of Renton must address the following provisions of the Growth Management Act and VISION 2050 to maintain certified status:

The Growth Management Act (see RCW 36.70A.070(6)) requires the transportation element to include inventories, analysis and documentation of future system needs. The adopted transportation element includes updated goals and policies but does not include complete, up-to-date information on the transportation system. The city must update the transportation element to include:

- Mapped inventories of existing transportation facilities
- Updated travel forecasting based on the city's adopted growth targets
- Complete long-range multimodal project list to meet system needs
- Multimodal level-of-service standards to gauge performance of the system
- A multiyear financing plan, including analysis of the sufficiency of funding resources compared to estimated costs identified

PSRC staff is available to consult with city staff as this work is completed by the schedule identified on p. 1 of this report. Commerce has developed detailed guidance that documents how to complete this work, and PSRC has a Transportation Element Guide that also provides information on project list, multimodal level of service, and financing plan requirements.

The city should also address the following comment in future updates to the plan:

- While the plan includes mode split goals for the regional growth center, the goals should demonstrate an improvement over existing patterns. The plan should include updated mode split goals to reduce the share of single occupant vehicles below current levels.

Public Services

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Promote **coordinated and efficient** use of public services.
- Protect **water quality** by serving urban development with sewer systems and replacing failing septic systems.
- Consider the **impacts of climate change on public facilities** and promote renewable energy.
- Promote **affordable and equitable access to public services**, especially for underserved communities.
- Promote working with school districts on **school siting and design** to support safe, walkable access.

Certification Findings

The Renton comprehensive plan effectively addresses the public services policies in VISION 2050. The plan includes policies addressing city-managed services and utilities managed by other providers. The plan emphasizes that all utility systems should be planning for the growth targets established in the comprehensive plan. Policies in the plan support the

transition to clean, affordable and reliable energy sources. The plan also supports working with school districts to support safe, walkable access to schools and provide capacity for new urban schools.

Conclusion and Next Steps

PSRC found the City of Renton comprehensive plan is substantially consistent with the transportation-related provisions of the Growth Management Act, VISION 2050 and the Regional Transportation Plan, provided additional amendments are incorporated into the comprehensive plan. This report identifies conditions to ensure full consistency.

PSRC encourages the city to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050 and areas that may be necessary to address prior to the 2029 Growth Management Act Implementation Progress Report.

PSRC is available to provide assistance with future plan updates. Find additional planning resources on PSRC's Plan Review webpage. If the city has questions or needs additional information, please contact Liz Underwood-Bultmann at 206-464-6174 and LUnderwood-Bultmann@psrc.org.