

Adoption of Existing Environmental Document with Addendum

Adoption for (check appropriate box) DNS EIS other

Description of current proposal

An updated conceptual master plan proposes redevelopment of Sunset Terrace and adjacent properties with mixed-income, mixed-use residential and commercial space and public amenities. The redevelopment would include a 1-to-1 unit replacement for all 100 existing public housing units either on-site at Sunset Terrace or off-site at locations within the City's EIS Study Area. The project will require relocation of all existing residents and RHA has developed a relocation plan as part of the demolition and disposition permits granted by the US Department of Housing and Urban Development. It is expected that, with the Sunset Terrace property and associated properties owned or purchased by RHA or by private developers (e.g. Colpitts Development Company, LLC), up to 554 additional new units could be constructed in the Sunset Terrace Redevelopment Subarea; there would be up to 722 total units on the Sunset Terrace property including nearby land swap/housing replacement sites. Public amenities would be integrated with the development and could include a community gathering space; civic facilities; a new park/open space; retail shopping and commercial space; and green infrastructure. As a result of enlarging the park, some buildings would develop at a greater height and density.

The City of Renton is also proposing to amend its Planned Action Ordinance applicable to the Sunset Area pursuant to SEPA. A Planned Action Ordinance does not require future SEPA threshold determinations or EISs for future projects that are consistent with EIS assumptions and mitigation measures. The EIS, published in 2011, addresses the primary proposal of the Sunset Terrace area redevelopment as well as evaluates neighborhood redevelopment and supporting services and infrastructure improvements. Total growth studied in the Planned Action Study Area would not change, through some growth would be redistributed in the Sunset Terrace Redevelopment Subarea. An Addendum to the Final EIS has been prepared to evaluate any changes to impacts associated with the revised master plan.

Proponent

Renton Housing Authority and Colpitts Development Company, LLC, Sunset Terrace area redevelopment
City of Renton, private neighborhood redevelopment and public service and infrastructure improvements

Location of current proposal

Sunset Terrace is generally located near Sunset Lane NE and Glenwood Avenue NE on the north, NE 10th Street on the east, NE Sunset Boulevard on the south, and Edmonds Avenue NE on the west.

The planned action neighborhood study area is generally bounded by NE 21st Street on the north, Monroe Avenue NE on the east, NE 7th Street on the south, and Edmonds Avenue NE.

Title of document being adopted

Sunset Area Community Planned Action Final NEPA/SEPA Environmental Impact Statement. April 2011. Prepared for City of Renton and the Renton Housing Authority, Renton, WA. Prepared by CH2MHill and ICF International, et al. An addendum to this document has been prepared.

Agency that prepared document being adopted

City of Renton was Responsible Entity and Lead Agency for the preparation of the EIS.

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



Date adopted document was prepared

April 2011

Description of document (or portion) being adopted

The full EIS is being adopted, together with a Reevaluation/Addendum prepared September 2014 and issued October 2014.

If the document being adopted has been challenged (WAC 197-11-630), please describe:

Not applicable

The document is available to be read at:

The City's website: <http://rentonwa.gov/sunsetarea/>

The City has identified and adopted the document described above after independent review, and has prepared an Addendum to the Final EIS to evaluate any changes in conclusions. The Addendum was combined with a Reevaluation pursuant to the National Environmental Policy Act (NEPA). The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Name of agency adopting document

City of Renton

Contact person, if other than responsible official

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Responsible Official

City of Renton Environmental Review Committee (ERC)

Date: 12/08/14

Signature: [Handwritten Signature]

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