

REEVALUATION / ADDENDUM

Renton Sunset Terrace Redevelopment | September 2014

Prepared By: BERK Consulting in association with CH2MHill, Mithun, and Weinman Consulting LLC

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1. Introduction
2. Sunset Area Alternatives
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2.0 SUNSET AREA ALTERNATIVES

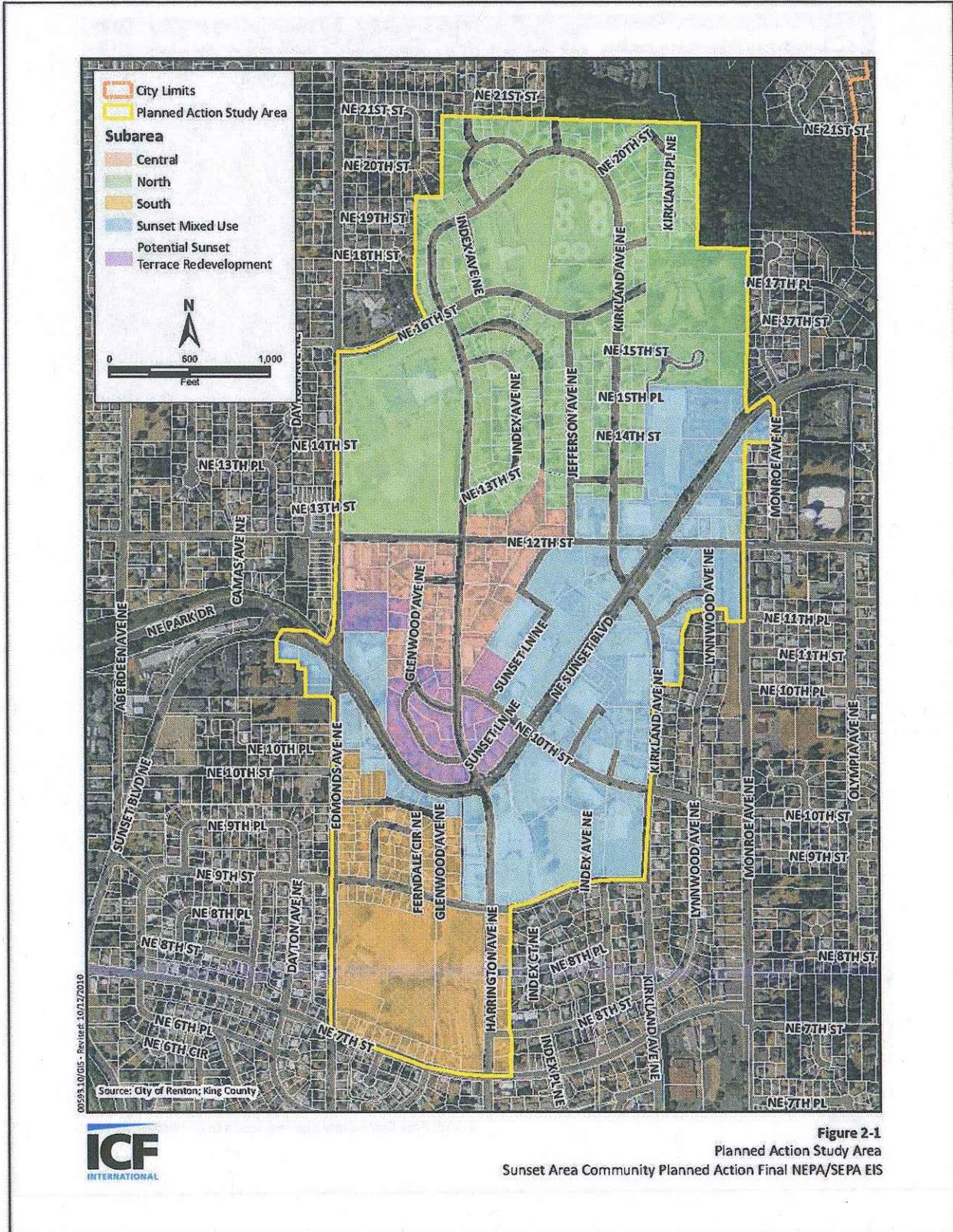
2.1 Study Area

The primary study area consists of the original Sunset Terrace Public Housing Boundary (approximately 7.3 parcel acres) plus several sites that are planned (or were constructed) for housing redevelopment either on Master Plan sites or on housing replacement sites or “swap sites” (approximately 6.8 parcel acres).

Exhibit 1 shows active Sunset Area Revitalization Projects. Sites A through O and X are a primary focus of this Reevaluation and Addendum; of these, sites D, E, and G through O were included in the original Master Plan Application.

All sites on Exhibit 1 were evaluated in the EIS for the Sunset Area Community Planned Action Area shown in Exhibit 2. Additionally all of the Master Plan Sites were considered in the Potential Sunset Redevelopment Study Area (shaded in purple) shown in Exhibit 3.

Exhibit 2. Planned Action Area



2.2 Land Use Proposals

In total, 722 dwelling units are proposed on sites A through O and X. About 671 of these units are proposed on Master Plan sites C, D, E, F, and G through O. See Exhibit 4 for a summary and Exhibit 6 for a detailed breakdown by site. Additionally, there is a range of commercial space with a low end of 19,500 consistent with more recent planning efforts, and an upper range established in the FEIS of 59,000.

Exhibit 4. Summary of Total Units Proposed for Study in Reevaluation

Location	Land Area (acres)	Total Dwelling Units	Commercial Square Feet
Master Plan Sites			
Master Plan Sites: Sunset Terrace Redev. A-C, Sunset Terrace Apts, Sunset Park Townhomes E and W, Edmonds Apartments, Sunset Court Townhomes (Sites C, D, E, F, and H to J)	7.64	671	4,500-39,500
Library (Site K)			15,000
Sunset Park and Regional Stormwater Facility (Sites L and M)	3.2	-	
NE 10th and Sunset Lane Loop (Site N and O)	1.61	-	
Other Sunset Terrace Study Area Sites: Glenwood (Site A)	0.65	8	
Swap Sites: Kirkland Avenue (B), Library Site for Future Surplus (X)	2.18	43	
Total	15.28	722	19,500-59,000

Sources: Veer, Schemata, Colpitts, City of Renton, Renton Housing Authority, Mithun, BERK 2014

Two alternatives were addressed in the NEPA Record of Decision (ROD) and the Planned Action Ordinance as selected alternatives: Alternative 3 and a Preferred Alternative. See Exhibit 5. These alternatives represented the higher growth levels studied in the EIS. The mitigation documents in the ROD and Planned Action Ordinance were based on the range of growth of the two Selected Sunset Area Alternatives.

Exhibit 5. Comparison of Net Growth in Sunset Terrace and Neighborhood Alternatives

Dwelling Units/Jobs	Net New Growth					
	Alternative 3		Preferred Alternative		Reevaluation Alternative	
	Neighborhood	Sunset Terrace	Neighborhood	Sunset Terrace	Neighborhood	Sunset Terrace
Dwelling units	2,506	479	2,339	266 ^a	2,506	554 ^b
Population	5,789	1,106	5,403	614 ^a	5,789	1,279
Employment SF	1,310,113	59,000	1,247,444- 1,259,944	38,100	1,310,113	19,500- 59,000
Jobs	3,330	182	3,154-3,192	117	3,330	60-182

^a Does not include approximately 90-100 units to be developed on land swap/housing replacement sites.

^b Similar to the FEIS, the Sunset Terrace study area Master Plan sites D, E, F, G to J and L to O, plus sites A and C.

Source: FEIS 2011, BERK 2014

The purpose of identifying two "Selected Sunset Area Alternatives" was to define a range of acceptable growth and designs considering the conceptual nature of the Sunset Terrace redevelopment plans as well as the 20-year horizon of the broader neighborhood planned action. The Preferred Alternative was similar to Alternative 3 with slightly lower growth and a reconfiguration of park space and road network. The two alternatives were similar in terms of potential beneficial and adverse impacts and required mitigation measures.

Since the original FEIS analysis, additional site planning has occurred and some changes in units are proposed (~ 90 more units than Alternative 3 in the Sunset Terrace area; neighborhood totals remain the same). See Exhibit 7 for the Master Plan Proposals. The City is also proposing a larger park than was considered under either of the selected alternatives, and commensurately some buildings have

Exhibit 6. Study Area and Master Site Plan Properties – Total Units Under Review

Site	Name	EIS Study Area	Status	Acres	Proposed Units	Added Reevaluation Units	Total Units Reviewed in Reevaluation
A	Glenwood Townhomes	Sunset Terrace Redevelopment	Constructed RHA	0.65	8		8
B	Kirkland Avenue Townhomes	Swap Site, North Study Area	Under Construction RHA	0.77	18		18
C	Edmonds Apartments	Sunset Terrace Redevelopment	Part of Master Site Plan	1.70	99	13	112
D	Sunset Terrace Apartments	Sunset Terrace Redevelopment	Part of Master Site Plan	0.51	41	13	54
E	Sunset Park West Townhomes	Sunset Terrace Redevelopment	Part of Master Site Plan	0.55	10		10
F	Sunset Court Townhomes	Sunset Terrace Redevelopment	Part of Master Site Plan	0.88	15		15
G	Sunset Park East (Paha) Townhomes & Apts	Sunset Terrace Redevelopment	Part of Master Site Plan	1.09	56	1	57
H	Sunset Terrace Dev. Building A	Sunset Terrace Redevelopment	Part of Master Site Plan	0.99	111	6	117
I	Sunset Terrace Dev. Building B	Sunset Terrace Redevelopment	Part of Master Site Plan	1.18	188	8	196
J	Sunset Terrace Dev. Building C	Sunset Terrace Redevelopment	Part of Master Site Plan	0.74	104	6	110
K	Renton Highlands Library	Sunset Terrace Redevelopment	Part of Master Site Plan	See H			
L	Regional Stormwater Facility	Sunset Terrace Redevelopment	Part of Master Site Plan	See M			
M	Sunset Park	Sunset Terrace Redevelopment	Part of Master Site Plan	3.2			
N	Sunset Lane Loop Improvements	Sunset Terrace Redevelopment	Part of Master Site Plan	1.41			
O	NE 10th Street Extension Improvements	Sunset Terrace Redevelopment	Part of Master Site Plan	0.20			
X	Library Site (2013)	Swap Site, Central Study Area	Future Development	1.41	25		25
Totals				15.28	675	47	722
Total Units: Difference Master Plan Proposals with EIS Preferred Alternative					+162		+209
Total Units: Difference with EIS Alternative 3					+43		+90

Sources: Veer, Schemata, Colpitts, City of Renton, Renton Housing Authority, Mithun, BERK 2014

Notes: Shaded sites = Master Plan Sites

Note: Units may be redistributed among sites provided the Reevaluation conclusions are maintained.

Re-evaluation units are 90 units more than the Alternative 3 total and are spread generally to reflect: 1) Development of Sunset Court at 15 units (not originally part of Alternative 3, though considered to be part of the Preferred Alternative); 2) 13 units to the Edmonds Apartments to match the level studied in Alternative 3; 3) RHA preferences for share and distribution (10 units to Site D Sunset Terrace Apartments, 1 unit to Site G Sunset Park East (Paha), and 3 to spread as wished, but applied for a conservative analysis to Site D to consider highest possible density above the individual zone limit); and 4) distributed roughly in proportion to proposed units and rounded to even numbers for analysis purposes only since the proposed 20 units may be spread in any combination to Sites H, I, and J.

Parcel acres for properties along SR 900 assume dedication of ROW per the 2011 SR 900 Conceptual Plan and 0 feet front yard setback. Lot depths are 125 feet east of Harrington Avenue NE for Lots 9/10, and 130 west of Harrington Avenue NE to allow for sufficient depths of buildings that have underbuilding parking, odd geometries and a small setback from Sunset Lane NE.

2.3 Building Height, Density, Parking and Other Standards

Four locations in the Master Plan, all zoned Center Village (CV) and lying south and west on the original Sunset Terrace public housing property, now propose plans that are different than standard code requirements for building height, density, onsite open space, setbacks, and building coverage: Sites D, H, I, and J. Other code interpretations are needed for clarity, such as parking for civic uses (Site M, Park) or to allow the potential for joint parking arrangements (Sites H and I). Some of these variations require additional permits while others require modification through site plan review. Each topic is addressed below. See also Section 2.5 regarding building coverage.

Building Height

The FEIS Preferred Alternative and Alternative 3 assumed that the heights in the zoning districts would be the maximum height of future development. In four locations, the Reevaluation Alternative would exceed the maximum height of the zone (see Exhibit 8):

- Site D Sunset Terrace Apartments, Property 5: A multifamily building is proposed at 60 feet instead of the zone maximum of 50 feet attaining an additional story.
- Site H Sunset Terrace Dev. Building A, Property 9: A mixed use building is proposed at 68 feet instead of 60 feet allowed for buildings with ground floor commercial.
- Site I Sunset Terrace Dev. Building B, Property 7/8: A multifamily residential building is proposed at 62 feet instead of 50 feet allowed for single use development.
- Site J Sunset Terrace Dev. Building C, Property 6/7: A multifamily residential building is proposed at 58 feet instead of 50 feet allowed for single use development.

The increases in height are proposed to accommodate the larger park site, which has increased beyond the range of alternatives in the FEIS; in exchange for the larger open space the buildings have increased in height to accommodate additional dwelling units. The increased height would require approval of a conditional use permit (RMC 4-9-030 Conditional Use Permits), addressed in the Master Plan Application, under separate cover. The potential aesthetic effects are addressed in Reevaluation Section 3.0.

Exhibit 9. Density Analysis

Project Name	Property Area per Site Plans	Total Proposed Units with Density		Zone Maximum Density	Greater or Lesser than Maximum Density
		Reevaluation	Reevaluation		
RHA Sunset Terrace- Sunset Area Replacement and Affordable Housing Units					
D Sunset Terrace Apartments	0.51	54	106.8	80.0	26.8
E Sunset Park West Townhomes	0.55	10	18.3	18.0	0.3
G Sunset Park East (Piha) Townhomes and Apartment	1.09	57	52.2	80.0	(27.8)
Other Sunset Terrace Public and Private Projects					
H Sunset Terrace Dev. Building A	0.99	117	118.2	80.0	38.2
I Sunset Terrace Dev. Building B	1.18	196	166.0	80.0	86.0
J Sunset Terrace Dev. Building C	0.74	110	148.3	80.0	68.3
K Renton Highlands Library	See lot 9				
L Regional Stormwater Facility	See park				
M Sunset Park	3.20				
N Sunset Lane Loop Improvements	1.41				
O NE 10th Street Extension, Improvements	0.20				
Total Sunset Terrace Improvement Projects	9.87	544	55.1		
Density Excluding Rights of Way		544	62.8		

Note: Density for sites part of original Sunset Terrace	7.3	477	65.3
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Note: Parcel acres for properties along SR 900 assume dedication of ROW per the 2011 SR 900 Conceptual Plan and 0 feet front yard setback. Lot depths are 125 feet east of Harrington Avenue NE consistent with the VEER site plan for Lots 9/10, and 130 west of Harrington Avenue NE to allow for sufficient depths of buildings that have underbuilding parking, odd geometries and a small setback from Sunset Lane NE.

Analysis does not include Sites C and F.

Sources: Veer, Schemata, Colpitts, City of Renton, Renton Housing Authority, BERK 2014

Site E, Sunset Park West Townhomes proposes a density of 18.3 units. The R-14 zone allows a maximum of 18 units per net acre subject to criteria such as providing affordable housing plus site amenities or well-designed parking. The density of 18.3 units per acre is slightly above 18 units per acre; however the definition of net density in RMC Chapter 4-11 allows the City to round down when fractional density numbers are less than 0.5.

Parking

In total, across all Master Plan sites, 745 parking stalls are proposed. See Figure A. On Site H if the number of units is slightly increased per Exhibit 6 above, about 6 more stalls would be needed on that block; however there is more than needed parking on Site I. A Joint Parking Agreement could be developed prior to future site plan approval addressing any shared parking arrangements, provided parking is within 750 feet of the intended site (4-4-080(E)(3)).

RMC4-4-080(F)(10) does not specify a parking standard for parks, and a Director’s determination would be needed; as a neighborhood park primarily serving adjacent development, non-motorized travel would be the primary mode of arriving at the park. Both the park and the regional storm water facility require maintenance access and load/unload areas which have been identified and located through the master planning process.

Regarding the library, there appears to be a mis-print in the code requiring 40 stalls per 1,000 square feet of cultural space, but the likely required rate was intended to be 4 per 1,000 square feet; this topic was addressed in the Site Plan Review approval previously issued for the library site.

Exhibit 13. FEIS Preferred Alternative Land Cover Analysis

Location	Total Area (acres)	Total Impervious Area (acres)	Total Pervious Area (acres)	Total PGIS (acres)	Total Untreated PGIS (acres)	Effective Impervious (acres)
Potential Replacement Sites	3.06	2.57	0.49	0.41	0	2.39
Potential Sunset Terrace Redevelopment Subarea ^a	12.64	6.1	6.54	1.7	0	3.66
Total	15.70	8.67	7.03	2.11	0	6.15

Source: CH2MHill, April 29, 2011, memo to Erika Conkling, City of Renton, Summary of Sunset Terrace Land Coverage Analysis in Response to NMFS Comments

A preliminary analysis of land cover in the Potential Sunset Terrace Redevelopment Subarea has been prepared in Exhibit 14, relying on preliminary site plans for Master Plan sites (D, E, G, H, I, J, K, L, M, N, and O) plus built conditions for the Glennwood Townhomes (Site A; using Google Earth measurements) and the Alternative 3 layout for Edmonds Apartments (Site C). An assumption for the Park/Regional Stormwater area (Site L and M) is that 35% of the 3.2 acre area would be impervious; however the property is in the design phase and this is speculative.

In comparison to Alternative 3, the preliminary analysis indicates that total acres within the Potential Sunset Terrace Redevelopment Subarea is slightly lower due to adjustments in rights-of-way needs, and the total impervious area is also a little lower due to the lesser Sunset Terrace Right-of-Way and larger park. While total pervious is a little lower, there are also less pollutant generating impervious surfaces (PGIS) as there appears to be less surface parking in the Master Plan than in Alternative 3. Effective impervious area is also a little lower than Alternative 3. Therefore the Reevaluation Alternative is in the range of the prior analysis and no further analysis or conditions are needed in association with the Master Plan. NMFS was contacted on April 7, 2014 (pers com Janet Curran, NMFS) and indicated that informal communication with information demonstrating no new impacts would suffice for the record. The City has contacted NMFS with documentation as part of this review process in September 2014.

Exhibit 14. Preliminary Land Cover Analysis Master Plan and Related Sites

Location	Total Area (acres)	Total Impervious Area (acres)	Total Pervious Area (acres)	Total PGIS (acres)	Total Untreated PGIS (acres)	Effective Impervious (acres)*
Potential Sunset Terrace Redevelopment Subarea	12.22	6.87	5.35	1.21	0	4.12

Source: Sources: Veer, Schemata, Colpitts, City of Renton, Renton Housing Authority, CH2MHill, BERK 2014

Note: *Per FEIS & BA, assumes that 40% of the impervious area in the site would be mitigated with flow control BMPs. Assumes that 35% of the 3.2 acre park site would be impervious.

The regional stormwater facility in Sunset Park will address flow control for SR 900 roadway water quality treatment. Onsite developments would provide for their own water quality treatment. The regional facility in the Park is designed for SR 900 and is not designed to receive any stormwater from the Master Plan area, and per the grant funding, this site cannot be used for mitigation.

Lot Coverage Analysis

Renton's Development Regulations includes standards for building cover in the CV and R-14 zones and maximum impervious surface levels in the R-14 zone. All sites meet lot coverage standards, except for Sites D, H/K, I, and J individually. See Exhibit 15. However, collectively, with the Park site the CV zone

Exhibit 16. Matrix of Permits

Site Project Name	Approvals and Permits Summer 2014										Permits with Site Plan Review					Building & Construction Permits
	Master Plan	Height CUP	Density Interpretation	Parking Rate Interpretation	Street Re-classifications	NPA/SEPA Reevaluation	ROD/Planned Action	Amendment	Lot Line Adjustment or Subdivision	ROW Dedication / Easements	Site Plan Review	Density Bonus	Mod: Open Space	Mod: Transparency	Mod: Blank Wall	
RHA Sunset Terrace- Sunset Area Replacement and Affordable Housing Units																
D Sunset Terrace Apartments	X	X	X			X	X	X	X		X					X
E Sunset Park West Townhomes	X					X	X	X			X					X
G Sunset Park East (Piha) Townhomes and Apartments	X					X	X	X			X					X
Other Sunset Terrace Public and Private Projects																
H Sunset Terrace Dev. Building A	X	X	X			X	X	X	X		X		X	X	X	X
I Sunset Terrace Dev. Building B	X	X	X			X	X	X	X		X		X	X	X	X
J Sunset Terrace Dev. Building C	X	X	X			X	X	X	X		X		X	X	X	X
K Renton Highlands Library	X			X		X	X	X								
L Regional Stormwater Facility	X					X	X	X	X							
M Sunset Park	X			X		X	X	X	X							
N Sunset Lane Loop Improvements	X				X	X	X	X								
O NE 10th Street Extension, Improvements	X				X	X	X	X								

Sources: Veer, Schemata, Colpitts, City of Renton, Renton Housing Authority, BERK 2014

Notes: Does not include Sites C and F.

will evaluate such proposals based on the City's adopted criteria, which promote compliance with the *intent* of standards. Therefore, no changes in overall FEIS conclusions are anticipated.

FEIS mitigation measures would still be applicable and appear to be well implemented by the Reevaluation alternative since it provides a "protected" large open space, the most intensive development along SR 900, and less intense development on the north side of the loop road:

The City shall require construction plans to:

- *Locate the majority of the most intensive non-residential development along or near NE Sunset Boulevard, where possible.*
- *Implement proposed open space and landscape features to offset the proposed intensification of land uses on the site.*
- *Provide new opportunities for public open space area.*
- *As part of site design, emphasize transitions in density, with less intense densities where abutting lower-intensity zones. (ROD Figure C, Table 16)*

The City's site plan review and construction review processes are in place to coordinate dedications and easements:

The City and RHA should coordinate on future Sunset Terrace redevelopment and Planned Action Study Area streetscape improvements to ensure that property acquisition that affects buildings is minimized. (ROD Figure C, Table 16)

3.2 Aesthetics

As described in Sections 2.2 and 2.3, the Reevaluation Alternative will incorporate approximately 90 more housing units than the number proposed under FEIS Alternative 3. Reconfiguration of the central park has reduced the footprints of adjacent buildings, commensurately increasing height and density at these locations. The following sections provide an overview of existing conditions and evaluate the aesthetic impacts associated with these changes.

Environmental Context

Existing aesthetic conditions are documented in detail in Chapter 3.12.1 of the Draft NEPA/SEPA EIS. As described in that document, the built environment in the study area generally consists of one- and two-story single-family, multifamily, and commercial buildings at relatively low development intensity, though some three-story apartment buildings are present, as well. Much of the housing stock in the area is older, and many of the structures, both residential and commercial, are in need of repair.

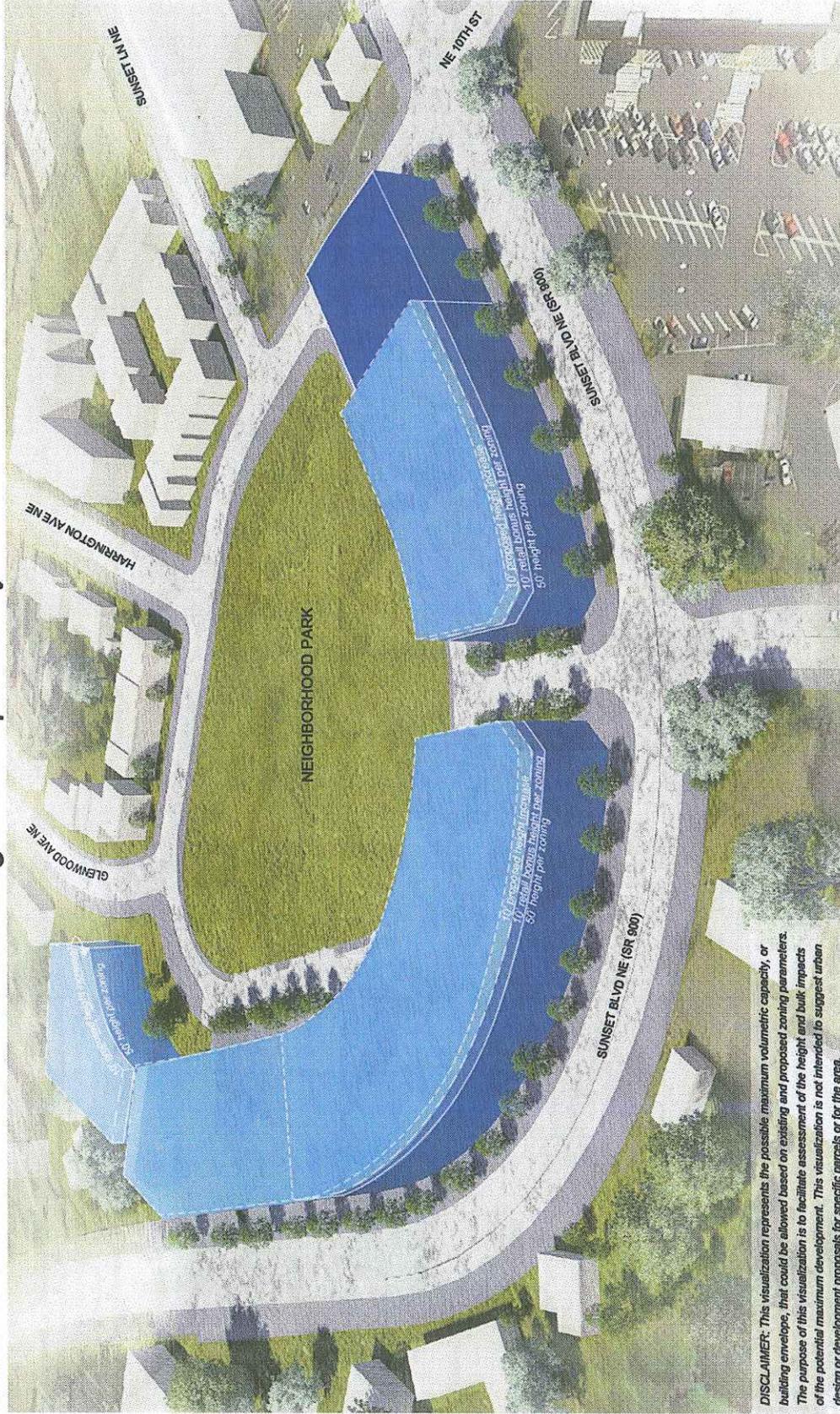
Overall, visual bulk, as well as light and glare, are quite low. Most of the light and glare present in the study area is generated by vehicular traffic on NE Sunset Boulevard. Sidewalks in the area are often narrow or not present, and the streetscape is generally lacking in pedestrian amenities, though mature street trees are present in many areas.

Impacts

As described in Section 2.0, the construction of additional housing units in the Sunset Terrace Redevelopment Area, combined with reconfiguration of the park, would result in additional building height beyond the level studied under Alternative 3 or the Preferred Alternative studied in the NEPA/SEPA EIS, specifically at Sites H, I, and J proposed for development along NE Sunset Boulevard.

Exhibit 18. Heights allowed with Conditional Use Permit

Sunset Terrace Potential Building Envelope Study



DISCLAIMER: This visualization represents the possible maximum volumetric capacity, or building envelope, that could be allowed based on existing and proposed zoning parameters. The purpose of this visualization is to facilitate assessment of the height and bulk impacts of the potential maximum development. This visualization is not intended to suggest urban design or development proposals for specific parcels or for the area.

RENTON SUNSET AREA MSP

Prepared by: Mithun

DECEMBER 04, 2014

MITHUN

Shade and Shadow

While the Reevaluation Alternative would introduce greater building heights in the Sunset Terrace Redevelopment Area, the incremental effect on shading conditions would be minor. The nearby pedestrian areas are already likely to experience some moderate shading from buildings and street trees under Alternative 3 and the Preferred Alternative, as described in the NEPA/SEPA EIS.

Increased height on Sites D, H, I, and J at the southern and western end of the Redevelopment Area would have the potential to slightly increase the length of shadows cast on the interior park to the north. However, reconfiguration of the park to increase its size as part of the updated Master Site Plan process would ameliorate this to some degree, and the application of design standards would further reduce shading impact from increased building height.

Mitigation Measures

Incorporated Plan Features

- The Reevaluation Alternative provides for a larger park space than originally proposed with the Preferred Alternative and Alternative 3 in the FEIS.

Adopted Regulations

All development under the Reevaluation Alternative will be required to comply with adopted City of Renton development regulations, as described in the FEIS, including standards regarding site design, open space, residential design, pedestrian amenities, architectural features, and exterior lighting. Of particular relevance to the proposed height increase is RMC 4-3-100E.1.

RMC 4-3-100E.1, Transition to Surrounding Development, requires:

At least one of the following design elements shall be used to promote a transition to surrounding uses:

- 1. Building proportions, including step-backs on upper levels in accordance with the surrounding planned and existing land use forms; or*
- 2. Building articulation to divide a larger architectural element into smaller increments; or*
- 3. Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development.*

Additionally, the Administrator may require increased setbacks at the side or rear of a building in order to reduce the bulk and scale of larger buildings and/or so that sunlight reaches adjacent and/or abutting yards."

Based on this reevaluation, this analysis recommends application of items 1 and 3. Application of these recommendations would be considered during the height-based conditional use permit review and during future detailed Site Plan Review.

3.3 Transportation

Based on the results of the traffic analysis, the Reevaluation Alternative is expected to operate similarly to the FEIS Preferred Alternative and Alternative 3. The intersection LOS at each study location is expected to be the same between each of the alternatives, in both 2015 and 2030. The average vehicle delay difference at most of the study intersections in the Reevaluation Alternative is expected to be negligible compared to the delay with Alternative 3 or the Preferred Alternative. Similar mitigation measures as identified in the FEIS would still be required. See Figure B.

Some original mitigation measures addressed in the FEIS and resulting ROD have been implemented previously to reduce impacts, including:

- A new Parks, Recreation, Open Space and Natural Resources Plan addressing parks and recreation services citywide.
- The City adopted amendments to its development codes that would provide for payment of a fee-in-lieu for required common open space.

Other mitigation measures identified in the FEIS would still be applicable broadly in the neighborhood benefiting the study area:

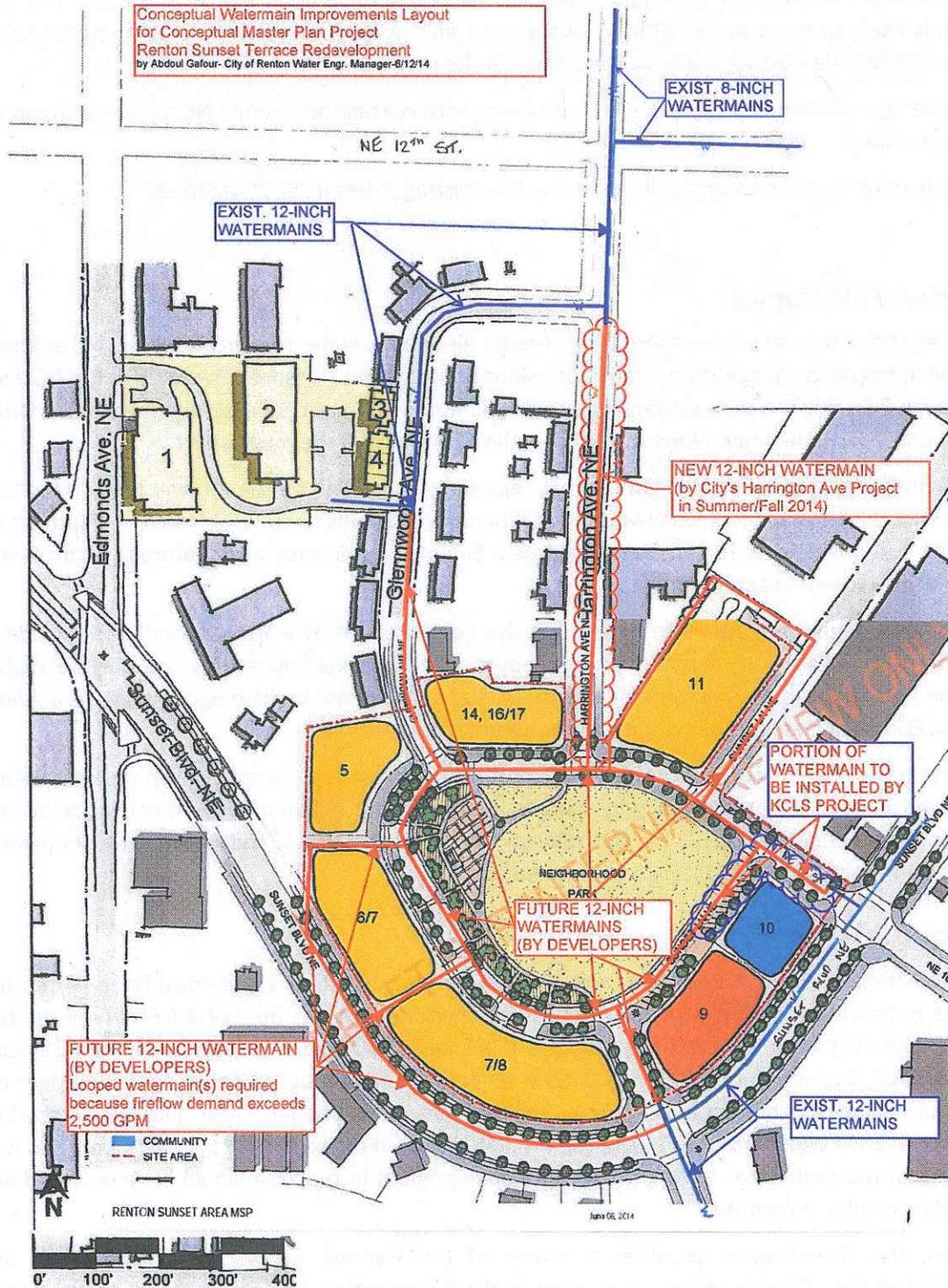
- The City and Renton School District could develop a joint-use agreement for public use of school grounds for parks and recreation purposes during non-school hours. Joint-use agreements between the City and Renton School District could also be used to, at least partially, address the LOS deficiencies in existing recreation facilities.
- The City could add parks and recreation facilities such as:
 - The City could convert current public properties no longer needed for their current uses to parks and recreation uses, such as the Highlands Library that is intending to move and expand off site. Draft EIS Figure 4.15-2 shows properties in public use.
 - The City could purchase private property for parks and recreation use. An efficient means would be to consider properties in the vicinity of existing parks and recreation facilities or where additional population growth would be greatest. Draft EIS Figure 4.15-2 shows locations where future demand could be greater and where the City could focus acquisition efforts.

3.6 Public Services

The overall conclusions of the FEIS for Selected Alternatives is expected to be similar for the Reevaluation Alternative, except that patterns of growth and demand may shift somewhat to have slightly greater need in the Potential Sunset Terrace Redevelopment Area and slightly less in the overall neighborhood:

- The Renton **Police Department** could experience an increase in calls for service related to construction site theft, vandalism, or trespassing relating to construction.
- Construction impacts on **fire protection and emergency medical services** could include increased calls for service related to inspection of construction sites and potential construction-related injuries.
- There may be temporary changes to nonmotorized and motorized access to **health care services** during infrastructure construction (e.g., NE Sunset Boulevard), but alternative routes would be established.
- There may be temporary changes to nonmotorized and motorized access to **social services** during infrastructure construction (e.g., NE Sunset Boulevard), but alternative routes would be established.
- Redevelopment of the Sunset Terrace housing development would displace the existing on-site community meeting space that is currently used for **on-site social service programs**. However, the space would be replaced onsite or nearby with a larger and more modern facility, and with appropriate phasing of development, disruption to on-site social service programs can be minimized or avoided.
- Selected Sunset Area Alternatives would result in **construction-related waste** generation.

Exhibit 19. Water Main Improvements



Note: See Exhibit for approved Master Plan. While the Master Plan has been updated since the above base map was prepared, the concept for water mains remains intact.

Sewer

Sites plans will be required to show the location of the existing sewer system in order to determine the potential re-use of existing sewer (conditioned on lining the existing sewer mains and manholes) provided the location does not interfere with the ultimate roadway/building alignments.

Exhibit 21. Goals and Objectives Reevaluation

FEIS Goals and Objectives	Reevaluation Alternative: Potential Sunset Terrace Redevelopment Subarea
<p>Transformation of private and public properties in the Planned Action Study Area ...is expected to meet the Sunset Area Community vision, as expressed in the Highlands Phase II Task Force Recommendations (City of Renton 2008a) and the CIS (City of Renton 2009b).</p> <ul style="list-style-type: none"> • The Highlands is a destination for the rest of the city and beyond. • The neighbors and businesses here are engaged and involved in the community. • Neighborhood places are interconnected and walkable. • The neighborhood feels safe and secure. • Neighborhood growth and development is managed in a way that preserves quality of life. • The neighborhood is an attractive place to live and conduct business. • The neighborhood is affordable to many incomes. • The neighborhood celebrates cultural and ethnic diversity. 	<p>The Reevaluation Alternative is based on the prior studied alternatives and continues to promote a mixed income, mixed use development with parks, library, and greenstreets to promote an affordable, connected, walkable, and attractive area for residents and businesses. The proposed park would be larger than prior studied alternatives.</p>
<p>For each of the major components of the proposal, the following specific goals and objectives were developed to be consistent with this vision.</p> <p>1. Through designation of a Planned Action and infrastructure investments, support and stimulate public and private development.</p>	<p>The Planned Action Ordinance, as amended, remains in effect. The Reevaluation/Addendum demonstrates that the Planned Action EIS conclusions remain valid. City infrastructure investments for the planned action area continue. For example, regional stormwater and greenstreets are expected to be accomplished in earlier phases. A loop road would be implemented as development occurs and utilities are extended, with the Library site an early phase of that investment. The proposed park is enlarged and would be implemented when funding is secured.</p>
<p>2. Ensure that redevelopment is planned to conform to the City's Comprehensive Plan.</p>	<p>The Reevaluation Alternative furthers the intent of the CV zone for a mixed use center, providing housing, civic, retail, and park uses.</p>
<p>3. Through the Planned Action and early environmental review, accelerate the transformation of the Potential Sunset Terrace Redevelopment Subarea with mixed-income housing and mixed uses together with places for community gathering. This will also be accomplished in part by using this EIS to achieve a NEPA Record of Decision, which will enable RHA to submit a HUD Demolition and Disposition application in 2015.</p>	<p>See Response to #1. A Demolition and Disposition permit was obtained for the Library site and a second permit was obtained for the balance of the site.</p>
<p>4. Ensure that the Planned Action covers environmental review of Sunset Area roadway, drainage, parks and recreation, and other infrastructure improvements, and analyze impacts of anticipated private development in addition to Sunset Terrace.</p>	<p>See Response to #1. The total amount of growth studied across the Planned Action study area remains intact under the Reevaluation Alternative, with some redistribution to the Potential Sunset Terrace Redevelopment Subarea. Both public and private development is promoted in the Potential Sunset Terrace Redevelopment Subarea as well as the broader neighborhood.</p>

Exhibit 20. LEED for Neighborhood Development Criteria

Summary of Criteria	Reevaluation Alternative: Potential Sunset Terrace Redevelopment Subarea
<p>The intent of the Smart Location and Linkage criteria of the LEED ND rating system is to encourage development to occur within and near existing communities and established public transit infrastructure, as well as reduce vehicle trips. Development in smart locations also encourages a greater degree of walking or bicycling, which has personal health benefits.</p>	<p>The Sunset Terrace site is located along a major transportation and transit corridor within the City of Renton. Redevelopment of the site under the Reevaluation Alternative would create a mixed-use, mixed-income development already served by the full range of public services on a previously developed infill site on a major transit corridor – a “smart location.” The Reevaluation Alternative master plan concept anticipates and recognizes the multimodal design of NE Sunset Boulevard by matching the future right of way boundary studied in the Final EIS.</p>
<p>The intent of the Neighborhood Pattern and Design criteria of the LEED ND rating system is to promote safe, diverse, walkable, compact neighborhoods with high-quality design with a mix of land uses.</p>	<p>The Reevaluation Alternative furthers the intent of the CV zone for a mixed use center, providing housing, civic, retail, and park uses. The neighborhood is compact, and furthers walkability and quality design with a loop road, greenstreets, and a new park and library.</p>
<p>The intent of the Green Infrastructure and Buildings criteria is to encourage development that implements green building practices or introduces green infrastructure. This includes using certified green building techniques, increasing building water and energy efficiency, controlling pollution from construction activities, implementing adaptive reuse of historic buildings, and using green methods of stormwater management.</p>	<p>The Reevaluation Alternative would implement Final EIS mitigation measures and retain green features of prior studied alternatives, including:</p> <ul style="list-style-type: none"> • Construction Emission Control: The Final EIS recommends that the City require all construction contractors to implement air quality control plans for construction activities in the study area, including measures for reducing engine emissions and fugitive dust. • Green Connections for Stormwater Management: The Reevaluation Alternative would include public investment in Green Connections, a regional stormwater facility, and would comply with a drainage master plan for the study area. • Energy Efficiency: The Final EIS recommends that the City encourage or require implementation of energy and greenhouse gas reduction measures in the study area such as compliance with the Northwest ENERGY STAR Homes program and the Seattle Energy Code for non-residential buildings.

Source: Final EIS, Appendix A, 2011; BERK 2014

4.0 CONCLUSIONS

The City of Renton (City) is the Responsible Entity and lead agency for NEPA purposes. In accordance with specific statutory authority and the U.S. Department of Housing and Urban Development’s (HUD’s) regulations at 24 Code of Federal Regulations (CFR) part 58, the City is authorized to assume responsibility for environmental review, decision-making, and action that would otherwise apply to HUD under NEPA. Additionally, the City is the proponent of the broader Planned Action for the Sunset area which has had environmental review under Washington State Environmental Policy Act (SEPA) Revised Code of Washington [RCW] 43.21(C).

The City has performed joint NEPA/SEPA environmental review in cooperation with the Recipient, the Renton Housing Authority (RHA). Accordingly, the City prepared a Draft and Final EIS to analyze potential impacts of redevelopment of the Sunset Terrace public housing community. The Final Environmental Impact Statement (FEIS) supporting both milestones was issued April 1, 2011.

Responsible Entity Certifying Officer

City of Renton Environmental Review Committee (ERC)

Date: 12/08/14

Signature: *Dregg Zimmerman*

Signature: *M. O. B.*

Signature: *C. E. V.*

Signature: *David Betlach for
Terry Higashiyama*