

Sunset Area Planned Action and EIS

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Committee of the Whole

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Putting Community Ideas to Work

Sunset Area EIS/Planned Action builds off:

- Land use and zoning changes suggested by the first Highlands Task Force
- Community recommendations made by the second Task Force
- Actions endorsed by the Sunset Community Investment Strategy



Purpose

Planned Action:

- Allowed by the State Environmental Policy Act (SEPA)
- Studies proposals in advance
- Future proposals would not need additional SEPA review if consistent with the Planned Action



Planned Action/EIS Benefits

- Satisfies SEPA and NEPA (National Environmental Policy Act) requirements
- Future environmental review will be only a determination of consistency with the PA/EIS
- Incentivizes public and private investment
- Allows RHA to proceed with HUD Demolition and Disposition Application
- Significant step that makes the City more competitive for grant funds



Conceptual street section B for Sunset Boulevard, East zone

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Alternative 1

No Action:

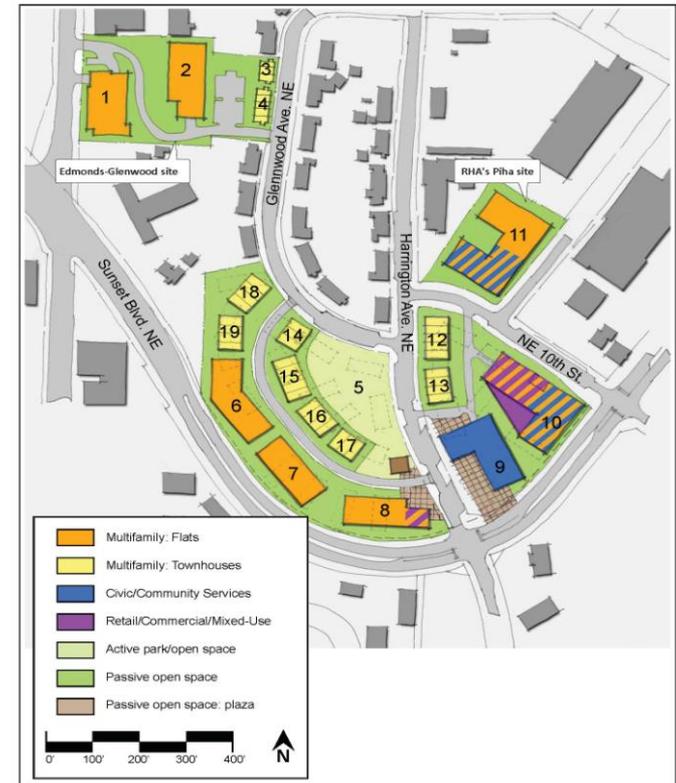
- Continuation of current trends
- No Planned Action ordinance
- Sunset Terrace does not redevelop
- Sunset Boulevard not improved
- No master drainage plan implemented



Alternative 2

Moderate Investment:

- 250-300 units at Sunset Terrace with some community amenities
- Some walkability and multi-modal improvements to Sunset Boulevard
- New stormwater infrastructure where possible
- Additional parks and recreation opportunities, coordinated with the Renton School District
- Implements a Planned Action Ordinance



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Figure 2-9
Potential Sunset Terrace Redevelopment Concept—Alternative 2
Sunset Area Community Planned Action Draft NEPA/SEPA EIS

Alternative 3

Full vision:

- **Sunset Terrace redevelops 500+ mixed-income units**
- **Investment in new community facilities such as parks and recreation, social services, and education**
- **Full boulevard improvements on Sunset**
- **Subregional stormwater detention and green infrastructure**
- **Planned Action ordinance implementation**



- 1 Initial Replacement Housing for Housing to be Demolished
Affordable Family and Transitional Housing
4 floors of housing; 112 units
2 floors of Parking; 123 stalls
- 2 Additional 4 Lot Acquisition
R-14 Multi Family
to bridge replacement and revitalization areas
- 3 Additional 4 Lot Acquisition
R-14 Transition Zone
to buffer single family from north neighborhood
- 4 Affordable Family Housing in Ground Related Townhouses
2 and three story townhouses in groups of about 4 units
32 units in eight buildings
Surface Parking; 62 stalls
- 5 Community Center
20,000 sf including gymnasium
Streetside angle parking shared with retail uses across street.
- 6 Affordable Rental (Bands) and Affordable Senior
Four floors of housing over one floor of parking
168 units
216 parking stalls
- 7 Market Rate Rentals:
3 floors of housing over parking
3 Buildings with 37 units; 111 units
3 buildings with 36 to 62 stalls; 108 to 186 stalls
- 8a Mixed-Use with Market Rate Rental
3 1/2 floors of housing over
Half floor of retail over
One floor of parking
43 units
6500 sf of retail
- 9a Mixed-Use with Affordable Rental
3 1/2 floors of housing over
Half floor of retail over
One floor of parking
43 units
10,000 sf of retail
62 stalls
- 9b Mixed-Use with Affordable Rental
3 1/2 floors of housing over
Library over
One floor of parking
43 units
15,000 sf Library
- 10 Affordable Rentals
3 floors of housing over parking
37 Units
36 stalls below grade and surface stalls shared with townhouses
- 11 Children's Play Area

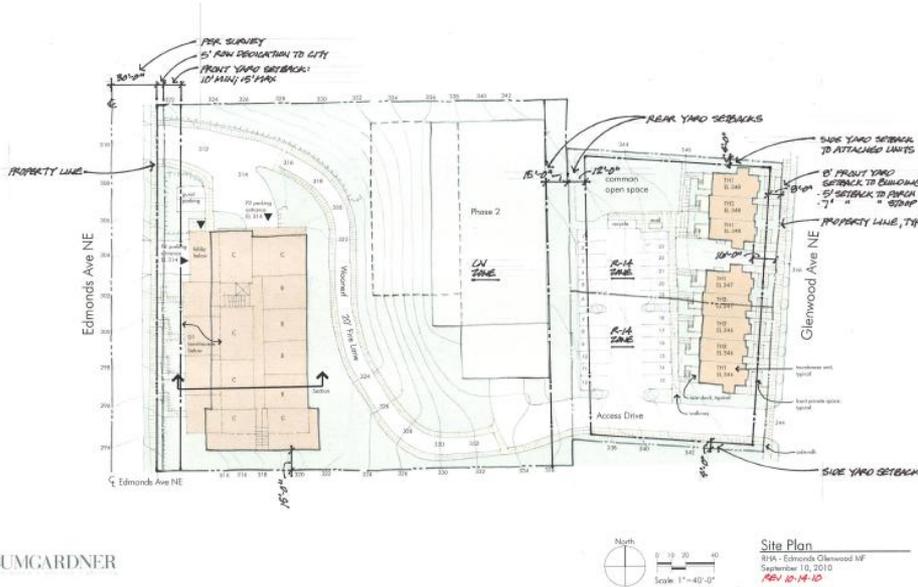


Public Comments Sought on DEIS

- Draft EIS addresses potential impacts and mitigation in 17 topic areas
- Notice of Availability issued today
- Comment period will be open December 17th - January 31st
- Public Hearing before the Planning Commission on January 5th at 6 p.m.
- Document available electronically at: sunsetarea.rentonwa.gov
- Hard copies will also be available



Sunset Area- RHA Edmonds-Glenwood Project



- Located northwest of Sunset Terrace
- Proposes 8 townhomes and 42 flats on 2.5 acres
- Provides a relocation option for Sunset Terrace residents

- City Housing Opportunity Funds committed- \$100,000
- Funding applications pending with King County and the Washington State Housing Finance Commission

Sunset Area- Providence PACE Facility

- Program for All-Inclusive Care for the Elderly
- Located adjacent to Sunset Terrace, behind the Tea Palace on Sunset Lane
- Proposed to be developed and managed by Providence Health Care
- Includes senior housing on the same site
- Has applied for funding through King County, and will apply for funding through HUD



Sunset Area- Hillcrest Superblock Design Exercise



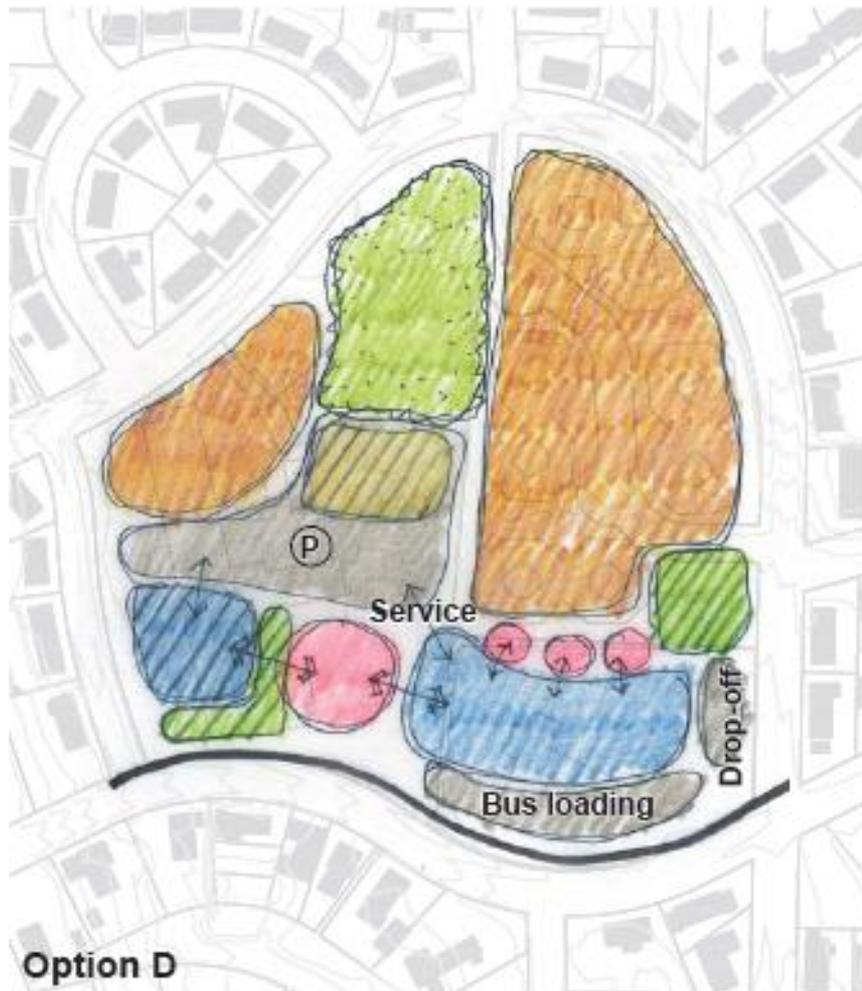
- Representatives from RHA, Renton School District, and the City met to discuss the Hillcrest Superblock
- Developed four alternatives for coordinating site planning and operations
- All of the potential alternatives are covered by the Planned Action/EIS

Sunset Area- Inclusive Playground



**Community
Services, RSD
and service
clubs discussing
potential
partnership**

Sunset Area- Hillcrest Superblock Design Exercise



Option D separates a new ECLC structure from a future Community Service center, allowing new construction of RSD's ECLC to be completed on (current) city property before removal of the existing Hillcrest School building. Once removed, that site would accommodate a Community Service center, sharing with the ECLC a centrally-located destination play area. Shared parking opportunities would be possible only after demolition of the current Hillcrest School, but could also potentially serve an increment of additional ground-related family housing on the northwestern edge of the superblock. Informal open space for casual community use would be located near the existing school playfield.



Option D

Next Steps

