

SUMMARY OF THE SCOPING PROCESS

SUNSET AREA COMMUNITY ENVIRONMENTAL IMPACT STATEMENT

PREPARED FOR:

City of Renton
NEPA Responsible Entity and SEPA Lead Agency
Department of Community and Economic Development
1055 S. Grady Way
Renton, WA 98057

In partnership with

Renton Housing Authority
2900 Northeast 10th Street
Renton, Washington 98056

PREPARED BY:

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ICF International and CH2MHill. 2010. *Summary of the Scoping Process: Sunset Area Community Environmental Impact Statement*. November. (ICF 00593.10.) Seattle, WA. Prepared for City of Renton and Renton Housing Authority, Renton, WA.

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Summary of the Scoping Process

Introduction

The proposal is to redevelop the Sunset Terrace public housing community as part of a Planned Action that would encourage redevelopment in the broader Planned Action Study Area through land use growth allowances, public service and infrastructure improvements, and a streamlined environmental review process via adoption of a Planned Action Ordinance.

Consistent with the State Environmental Policy Act (SEPA) and the National Environmental Policy Act (NEPA), the City of Renton solicited comments on the scope of the Sunset Area Community Environmental Impact Statement. The purpose of this document is to provide a summary of the comments received and how they are planned to be addressed in the EIS.

Public Scoping Process

The City of Renton initiated a formal, public EIS scoping process that occurred from August 13, 2010 to October 18, 2010. The process includes:

- A Determination of Significance and Request for Comments on the EIS scope was published on August 13, 2010 in the Renton Reporter and by direct mail to agencies, notifying the public and agencies of the joint SEPA/NEPA EIS. This notice established a written comment period through September 13, 2010.
- A public scoping meeting was held at the Highlands Neighborhood Center on September 1, 2010, where oral and written comments were solicited. The meeting was advertised in the Determination of Significance and Request for Comments described above, as well an interested parties mailing list that includes residents, business owners, agency partners, and other interested stakeholders, postcards mailed to 3,700 property owners, residents, and businesses, and posters hung in the neighborhood.¹
- Last, consistent with HUD NEPA rules, a Notice of Intent to prepare a Draft EIS for the Sunset Area Community was published in the Federal Register, establishing a 30-day written comment period regarding the scope and contents of the Draft EIS; this federal comment period opened on September 17 and closed on October 18, 2010.

Copies of the notices and advertisements are provided in Attachment A. Comments received during the scoping period were considered by the City of Renton and Renton Housing Authority in determining the issues and alternatives to be analyzed in the Draft EIS.

¹ Postcards were mailed to 2,500 property owners (included properties within 300 feet of the study area) and about 1,200 resident households in the study area.

Public Open House

A public open house was held on September 1, 2010 in the Highlands Community Center as a way of collecting public feedback on the scope of the EIS. The open house format included a presentation on the proposal and anticipated scope of the EIS, a question and answer session, and time for the public to visit stations set up to describe various aspects of the project. Approximately 17 interested residents or business owners attended.

Meeting materials were provided at a sign-in station, and included:

- Comment Form
- Scoping Document
- Presentation (English)
- Presentation (Spanish)
- Matrix of Alternatives

These materials are included in Attachment B.

Open house stations were available for one-on-one conversations with members of the public and were staffed by city, RHA, and consultant staff included:

- **Neighborhood:** covering the Sunset Study Area as a whole, the framework of the alternatives being discussed, subareas within the neighborhood, and features within each subarea.
- **Sunset Terrace:** covering goals and conceptual drawings specific to the Sunset Terrace subarea within the larger Sunset Study Area.
- **SR 900:** covering cross-sections of the SR 900 (Sunset Boulevard) corridor at various places within the Sunset Planned Action Study Area.
- **Drainage:** covering a variety of green drainage options for inclusion within alternatives beings studied in the EIS.

After a general open house period, City and Renton Housing Authority (RHA) staff welcomed participants and invited them to a presentation given by the consultant team addressing:

- Purpose of the meeting
- What is an EIS/What is scoping?
- What is a planned action? (describe what a planned action does and why the public should comment during scoping)
- What are the proposals? (for both Sunset Terrace and the larger Planned Action Study Area)
- Where did the proposals come from? (City of Renton Sunset Area Community Investment Strategy)
- What topics will the EIS study?
- What are the potential alternatives? (This presentation describe the three alternatives)
- What is the schedule?
- How can citizens provide comment?

City, RHA, and consultant staff responded to questions.

Comments Received At Open House Question & Answer

The public was invited to provide questions and comments during the Question and Answer portion of the Open House. A summary of comments and questions from the open house, grouped by topic, is included below. In addition, where appropriate, a response and/or discussion of how the comment is addressed in the EIS is also included.

Sunset Terrace/Renton Housing Authority (RHA) Redevelopment Plans

Question/Comment: Meeting attendees asked what the plan is for Sunset Terrace/RHA redevelopment. In addition, they wanted to know if apartments, condominiums and commercial space would be included in the redeveloped Sunset Terrace, whether stand-alone commercial would be part of the plans for a redeveloped Sunset Terrace and if there would be opportunities to buy commercial space there.

Response: Responses were provided at the meeting indicating that multiple options would be reviewed in the EIS for redevelopment of the Sunset Terrace property. The Sunset Terrace/RHA redevelopment plan includes a vibrant, mixed-income community (including low- and middle-incomes) on the existing Sunset Terrace site. Redevelopment plans includes 1:1 replacement of all family affordable housing units that exist within Sunset Terrace. Some units would be replaced on the Sunset Terrace site and some within the larger Sunset Area Planned Action Study Area. Zoning in the Sunset Terrace allows for ground floor retail with residential above. This mixed-use development type is a component of the anticipated redevelopment studied in the EIS, but not stand-alone commercial. RHA also plans development of other RHA-owned properties within the larger Sunset Planned Action Study Area.

New Commercial Development

Question/Comments: Several questions or comments were received at the meeting relating the commercial development anticipated under the alternatives reviewed in the EIS. One commenter described the relationship of higher density development within the study area encouraging new retail development and reducing traffic impacts. Meeting attendees asked about what types of employment would be anticipated in the study area, and whether or not job estimates provided at the meeting included construction jobs.

Response: Answers were provided at the meeting stating that anticipated employment was based on commercial uses allowed within the existing zoning, which include retail, commercial, small offices, and non-profits, among other uses allowed. Big-box retail is not allowed within existing zoning. The employment numbers studied in the EIS alternatives are area-wide numbers, and do not include temporary construction jobs. Temporary construction jobs would be in addition to the jobs considered in the EIS.

Low Income Housing

Question/Comments: Meeting participants were interested in knowing where existing low-income residents would move to, and whether there would be additional low-income housing for those interested in expanding Section 8 housing within the study area.

Response: Answers provided at the meeting indicated that RHA will create a relocation plan for all residents in which each resident is contacted. RHA indicated that replacement housing will be as good as or better than existing units. The 1:1 replacement of affordable housing units at Sunset Terrace would include replacement of the existing affordable housing units within both the existing Sunset Terrace Redevelopment Study Area and within the larger Sunset Area Planned Action Study Area. The EIS alternatives include market rate, affordable and public housing replacement units for the redevelopment of Sunset Terrace. The City's existing zoning regulations includes incentives for affordable housing.

Traffic Safety and Transportation Infrastructure Plans

Question/Comments: Meeting participants expressed concerns about traffic safety in the Sunset Area Planned Action study area. They indicated that traffic has increased over the years and safety has decreased. Commenters indicated that they would like the Study Area to be safe for pedestrians, calling out the corner of 12th Street and Harrington Avenue NE as particularly bad, with safety issues exacerbated by large numbers of kids crossing the street at this location. Others commented on cars avoiding left turns because of traffic safety causing additional traffic issues. Meeting participants asked the City to comment on traffic safety and pedestrian improvements in the study area.

Response: Responses provided at the meeting indicated that the EIS alternatives look at physical improvements to transportation infrastructure in the study area. Transportation infrastructure and improvements, including both vehicular and pedestrian modes of transportation. In terms of addressing left turns, Sunset Boulevard improvements included in the EIS alternatives will look at access management options that address both local access as well as state highway design needs. In addition, the alternatives also address police and fire impacts.

Sunset Boulevard Improvements

Question/Comments: Meeting participants provided comments on proposed Sunset Boulevard improvements being considered in the EIS. Interest was expressed in providing one or more pedestrian bridges over Sunset Boulevard that would connect commercial areas and transit stops on either side of the street. In addition, residents complained that existing trees along Sunset Boulevard were overgrown, break up the sidewalk and block stormwater catch-basins. Meeting participants indicated that any new trees planted would need to be smaller tree species, and that a commitment would be needed to maintain planted landscaping. Meeting participants also indicated an interest in providing easy pedestrian access between the Planned Action Study Area and Gene Coulon Park located to the west along Lake Washington.

Response: Within the Sunset Area Planned Action Study Area, pedestrian improvements are planned along NE Sunset Boulevard as well as along other neighborhood roads. Intersection improvements are intended to respond to the need for better north-south connections. Sidewalk and drainage improvements are also planned. The City has plans for a pedestrian connection between Renton Highlands Urban Center and the Downtown Urban Center North in the vicinity of the Landing that is in proximity to Lake Washington and Gene Coulon Park.

Police Enforcement of Traffic on Sunset Boulevard

Question/Comment: Meeting participants indicated an interest in seeing more police enforcement of traffic on Sunset Boulevard.

Response: A response provided at the meeting indicated that citizens can contact the Renton Police Department directly to request targeted traffic enforcement for a specified location and time of day.

Funding Sources/Financial Analysis for Projects

Question/Comment: A meeting participant asked if there is any analysis of funding sources such as bonds, in the EIS. Another meeting participant asked where the money would come from to implement projects described in the EIS.

Response: Responses were provided at the meeting indicated that projects included in the EIS are designed to attract funding sources. An analysis of funding sources is not part of the environmental analysis process, though this type of analysis will occur separately in order to help achieve the City's vision for the study area.

King County Library Improvements

Question/Comment: A meeting participant noted that Renton voters approved King County Library annexation and the Highlands Branch of the public library will be rebuilt.

Response: Alternatives studied in the EIS assume the Highlands Branch of the King County Library System will be rebuilt and relocated, some in the neighborhood and some in the Potential Sunset Terrace Redevelopment Subarea in particular.

Written Comments

In addition to comments received at the September 1, 2010 Open House, the City of Renton received the following written comments during the August 13 to October 18, 2010 comment period:

King County Metro: Transit Service and Facilities

King County Metro staff commented via a September 30, 2010 email on transit service within the study area:

The project area is served by Routes 240 and 909. Route 909 serves two bus stops along Harrington, and Route 240 operates along Sunset Blvd. Route 240 provides frequent service between Renton and Bellevue via the Renton Highlands, so, the redevelopment should be well served by transit. Other routes in the greater Renton Highlands area are the 105, 111 and 908.

The two bus stops on Harrington could use additional 10 ft. X 4 ft. ADA [Americans with Disabilities Act] landing area at the back of the sidewalk. Please contact LG Hahn, Transit Planner, at 206-684-1725, lg.hahn@kingcounty.gov, to discuss.

The current Metro bus routes will be addressed in the EIS. The alternatives include transit and non-motorized improvements to NE Sunset Boulevard. Comments regarding bus stops on Harrington Avenue NE will be considered.

United States Environmental Protection Agency (USEPA), Region 10

The US EPA provided a letter dated October 18, 2010 to the City, and these are summarized in Table 1 together with responses. A copy of the full letter is provided in Attachment C.

Table 1. USEPA Comments and Responses

Summary of Comment	Response
The City’s website and particularly the scoping document are particularly useful and exemplary of an effective scoping approach.	The comment is noted.
<p>Redevelopment of Sunset Terrace into a healthy, livable, affordable, viable and green community would be consistent with HUD-DOT-EPA Interagency Partnership for Sustainable Communities’ six livability principles:</p> <ul style="list-style-type: none"> • Provide more transportation choices; • Promote equitable, affordable housing; • Enhance economic competitiveness; • Support existing communities; • Coordinate and leverage federal policies and investment; and, • Value communities and neighborhoods. 	The comment is noted. The City and RHA intend to apply for future federal funding to help revitalize the Sunset Area Community.
<p>Range of Alternatives: Environmental impacts may be as much a function of planning concepts (building height and massing, open space, topography, connections/edges, circulation, land use) as it is a function of the intensity and density of redevelopment. Varying the location and type of public investment as well as anticipating different levels of private investment is a reasonable approach for these complex issues.</p>	The comment is noted. The project description in the EIS addresses the planning concepts and the different levels of investment and private redevelopment.
<p>Phased Approach: Temporary impacts are generally those occurring 5 years or less. Consideration should be given to long-term social, economic, and environmental impacts including mitigation.</p>	In addition to reviewing the short-term action of the Sunset Terrace public housing community redevelopment, a 20-year look at redevelopment in the neighborhood is also being considered in the EIS.
<p>Air Toxics: Discuss the cancer and non-cancer health effects associated with diesel exhaust (mobile source air toxics or MSAT). Identify sensitive receptors including parks, schools, hospitals, day care centers, etc. Disclose locations where emissions could increase near sensitive receptors. Assess or account for (qualitative or modeled depending on severity) factors that could influence degree of adverse impacts to human health. Hotspot analysis for receptor locations for air toxics and particulate matter. Commit to air quality construction mitigation measures.</p>	<p>The EIS will include an air quality analysis. Air quality construction mitigation measures will be addressed in the EIS.</p> <p>The EIS will qualitatively describe the potential for MSAT emissions and potential health effects. The study area is not near any major industrial facilities that emit large amounts of toxic air pollutants. Existing traffic on N.E. Sunset Boulevard includes only 2% heavy diesel vehicles, which is typical of commercial arterials.</p>
<p>Indoor Air: Encourage Renton to integrate lessons learned at High Point in Seattle regarding the Breathe Easy Project.</p>	The EIS will include an air quality analysis. The City will explore measures to improve indoor air quality. Grant programs such as the Breathe-Easy Homes program could provide funding to foster construction methods that reduce dust, mold, and air toxics concentrations in the homes.

Summary of Comment	Response
<p>Legacy Pollutants: Disclose the findings of any relevant legacy pollutant studies; as appropriate, conduct Phase I and Phase II environmental site assessments.</p>	<p>The EIS will address environmental health based on a records search for the Planned Action Study Area. In addition, a Phase I site assessment was completed on one vacant property that is part of the Potential Sunset Terrace Redevelopment Subarea.</p> <p>Based on criteria provided in the HUD Guidance, and information collected to date, the Proposed Sunset Terrace Redevelopment Area (i) is not listed on an EPA Superfund National Priorities or CERCLA List, or equivalent State list; (ii) is not located within 3,000 feet of a toxic or solid waste landfill site; (iii) does not have an underground storage tank (which is not a residential fuel tank); and (iv) is not known or suspected to be contaminated by toxic chemicals or radioactive materials.</p>
<p>Health Impact Assessment: Projects that have the potential to substantially affect social, economic; and/or environmental conditions within communities may benefit from a Health Impact Assessment (HIA), or, at least, elements of HIA.</p>	<p>The proposal includes elements intended to improve the health of residents including improved non-motorized facilities, mixed use land uses, open space, and other features. The EIS addresses socioeconomic, transportation, and public services. The City will consider whether elements of a HIA, such as a policy level or qualitative analysis would also be helpful to decision-makers and the public.</p>
<p>303(d) listed waters and total maximum daily loads: Identify waterbodies likely to be impacted by the project. If there are 303(d) listed water bodies in the project area, the EIS must disclose information regarding TMDL's. There should not be degradation of where water quality standards are being met.</p>	<p>The EIS will address water resources focusing on downstream water bodies outside the study area, as there are no water bodies inside the study area. The status of water bodies in terms of 303(d) listed waters and TMDL's will be disclosed.</p>
<p>Predevelopment Hydrology: Designing for predevelopment hydrology may be an effective water quality management strategy for the project.</p>	<p>The EIS will address stormwater drainage. The study area is highly developed and contains a constructed drainage system. The EIS will address alignment of future development with the City's stormwater code and the potential for green infrastructure where feasible. It should be noted that the City meets National Pollutant Discharge Elimination System Phase II requirements.</p>
<p>Transportation: Integrating enhancements for public transportation, bicycles and pedestrians as well as capacity for vehicles is consistent with quality urban design, increases clean and efficient transportation options and promotes health living. The City is interested in integrated and multi-modal strategies. To assess/inform the sustainability of transportation designs consider performance metrics (e.g. CH2MHill's Greenroads,</p>	<p>Multimodal transportation systems will be addressed in the Transportation section of the EIS. The City has adopted a complete streets ordinance, and concepts will be addressed in the EIS.</p>

Summary of Comment	Response
and ICF’s “Scoring Smart Growth Streets Literature Review – Findings” as well as others.)	
Urban Forest Restoration: EIS should compare how different redevelopment alternatives, design guidelines, mitigation measures would impact reaching goals for urban forest restoration.	Urban habitat conditions including tree canopy will be addressed in the plants and animals section of the EIS.
Threatened and Endangered Species: The EIS should address endangered, threatened, and candidate, plant and animal species under ESA [Endangered Species Act]. If relevant, a biological assessment and/or a description of the ESA Section 7 consultation with USFWS and NOAA fisheries should be included.	The EIS will address plant and animal species under ESA and under City critical area regulations. As an urban area without presence of water bodies, no effects within the study area are anticipated. Analysis of receiving streams outside the study area will be addressed in the EIS.
Invasive Species: Ground disturbing activities create opportunity for establishment of non-native species. Encourage re-vegetation with native species.	There is no ruderal vegetation in the study area. Nevertheless, discussion of invasive species will be addressed. Opportunities for native vegetation such as on green street connections can be addressed qualitatively.
Land Use/Urban Agriculture: Recommend that the City consider urban agriculture and its potential benefits in the EIS. Identify current and future extent of urban agriculture, economic and social contributions of urban agriculture, and an urban agricultural plan.	The Sunset Terrace public housing development creates opportunities for parks and open space activities which may include community gardens. The City will consider this activity in the alternatives as appropriate. The City Parks Division is pursuing funding and researching community garden sites for the neighborhood, including in Sunset Terrace public housing community.
Energy, Climate Change, and Greenhouse Gases: Recommend that entities take voluntary action to mitigate GHG emissions. Encourage efforts to mitigate embodied, operational, and transportation carbon impacts. In addition to use of the King County GHG worksheet consider additional guidance such as from the Council on Environmental Quality’s October 6, 2010 guidance.	The EIS will address energy and greenhouse gas emissions.
Environmental Justice: Actions should be taken to conduct adequate public outreach and participation to tribes, minority and low income populations. Describe efforts taken to inform the community, identify low income and minority communities, disclose what was heard from the community about the project during public participation sessions, address whether impacts are likely to occur and to whom, describe how public input is incorporated into decisions about the project. Propose mitigation measures.	The EIS will include a section on Environmental Justice. The City’s public participation plan and City and RHA efforts, past and present, to inform all members of the community will be described. Mitigation measures to reduce impacts will be described as appropriate.
Tribal Consultation: Government-to-government consultation with federally recognized Indian tribal governments is legally required. EPA recommends that lead agencies consult with the potentially	Tribes were notified through the scoping notices and also through the Section 106 consultation process (e.g. letter regarding the area of potential effect). Tribes will be notified through the notice

Summary of Comment	Response
affected tribes specific to their interests and concerns.	of availability of the Draft EIS.
Cultural Resources: NEPA requires that effects on cultural resources be considered in judging the significance of environmental effects. Section 106 consultation is required prior to a FONSI or ROD.	The EIS will address cultural resources. Section 106 consultation is being conducted as part of the environmental review process.

Attachment A

Scoping Notices and Scoping Document



Determination of Significance and Request for Comments on the Environmental Impact Statement (EIS) Scope

File Number LU10-052

Description of the Proposal

Proposed Sunset Terrace Redevelopment. The project includes redevelopment of the Sunset Terrace public housing community, a Renton Housing Authority property of approximately 100 existing units in 50-year old, two story structures, located at the intersection of Sunset Boulevard and Harrington Avenue NE on approximately eight acres. The Renton Housing Authority also owns another approximately three acres of vacant land along Edmonds Avenue NE, Glenwood Avenue NE, and Sunset Lane NE and intends to purchase additional property adjacent to Sunset Terrace along Harrington Avenue NE for housing and associated services. Conceptual plans propose redevelopment of Sunset Terrace and adjacent properties with mixed-income, mixed-use residential and commercial space and public amenities. It is expected that, with the Sunset Terrace property and associated properties owned or purchased by Renton Housing Authority, up to 200 additional new affordable housing units and potentially 300 new moderate income to market rate housing units could be created. There would be a 1-to-1 unit replacement for all 100 existing public housing units. Public amenities would be integrated with the residential development and may include the following: a community gathering space or “Third Place”; a new recreation/community center; a new public library; a new park/open space; retail shopping and commercial space; and/or green infrastructure.

Adjacent Area. As a result of the Sunset Terrace redevelopment, it is expected that private redevelopment in the neighborhood will be catalyzed. Supporting both Sunset Terrace and neighborhood redevelopment will be civic investments including: planned or anticipated upgrades to Sunset Boulevard (SR 900) and other local streets, stormwater drainage systems, parks and recreation facilities, education facilities, and a new public library. Sunset Terrace’s redevelopment provides the opportunity to evaluate the neighborhood as a whole and determine what future land use redevelopment is possible and what public service and infrastructure improvements should be made in order to make this a more vibrant and attractive community for residents, businesses and property owners. The EIS will address Sunset Terrace area redevelopment as well as neighborhood redevelopment and supporting services and infrastructure improvements.

SEPA Planned Action. The City is also proposing to adopt a Planned Action Ordinance for the neighborhood including Sunset Terrace. A Planned Action Ordinance, if adopted pursuant to WAC 197-11-164 to 172, would indicate that the completed EIS adequately addresses significant impacts of the proposed action, and that future projects consistent with the analyzed projects and parameters of the Planned Action Ordinance would not require future SEPA threshold determinations or EISs. Therefore, comment during this Scoping period is encouraged.

Proponent

Renton Housing Authority, Sunset Terrace area redevelopment, and City of Renton, private neighborhood redevelopment and public service and infrastructure improvements.

Location of proposal

Sunset Terrace is generally bounded by 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 proposed 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.

Lead agency for SEPA and NEPA Compliance

City of Renton

EIS Required

The lead agency has determined this proposal may have a significant adverse impact on the environment. An environmental impact statement (EIS) is required and will be prepared under the State Environmental Policy Act and implementing regulations (RCW 43.21C.030 (2)(c), WAC 197-11) and the National Environmental Policy Act and US Department of Housing and Urban Development (HUD) implementing regulations (42 USC 4321, 24 CFR 58). Materials indicating likely environmental impacts can be reviewed at the City's website or at City offices; see Contact Person below.

This EIS will be a joint SEPA/NEPA document, intended to satisfy requirements of both state and federal environmental statutes. Through Federal legislative authorization, the City of Renton has assumed responsibility for compliance with NEPA (40 CFR 1508.12) and the related Federal laws and authorities that would otherwise apply to the HUD. Pursuant to SEPA, the City of Renton is the lead agency for the proposed action. This combined SEPA/NEPA EIS scoping notice is being published to achieve efficient documentation and coordination of notices and pertinent meetings. A NEPA Notice of Intent to Prepare an EIS will also be published in the Federal Register.

Alternatives: The alternatives to be considered by the lead agency will include the proposed action, a no action alternative, and a redevelopment alternative to the proposed action. The redevelopment alternative will be finalized after the scoping meeting and conclusion of the comment period. It may address alternative land use mixes, infrastructure options, or other features.

EIS Issues: The lead agency has preliminarily identified the following areas for discussion in the EIS: aesthetics; air quality, including greenhouse gas emissions; earth; energy; environmental health; environmental justice; historic/cultural resources; housing; land use; noise; parks and recreation; plants and animals; public services, including public education, safety, health, and social services; socioeconomics, including demographic, employment, and displacement; transportation; utilities, including wastewater, stormwater, water supply, telecommunication, natural gas, power, electrical; and water resources, including groundwater and surface water.

Scoping

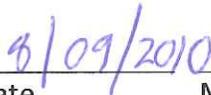
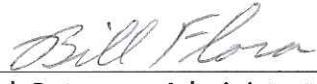
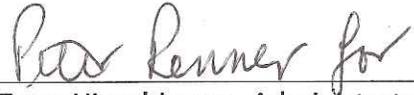
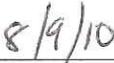
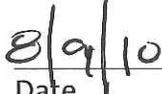
Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

Submit written comments on or before **5 p.m. September 13, 2010**. Send written comments to the Contact Person listed below.

A scoping meeting will be held on **September 1, 2010 at 6:00 p.m.** at the Highlands Neighborhood Center, 800 Edmonds Ave NE, Renton, WA 98056. Written and oral comments will be taken at this meeting.

Responsible Official

City of Renton Environmental Review Committee (ERC)

 Gregg Zimmerman, Administrator Public Works Department	 Date	 Mark Peterson, Administrator Fire & Emergency Services	 Date
 Terry Higashiyama, Administrator Community Services Department	 Date	 Alex Pietsch, Administrator Department of Community & Economic Development	 Date

Publication Date: August 13, 2010

Date of Decision: August 9, 2010

Contact Person

For more information, see the project website at: sunsetarea.rentonwa.gov, or please contact:

Erika Conkling, AICP
Senior Planner
City of Renton Department of Community and Economic Development
1055 S. Grady Way
Renton, WA 98057
(425)430-6578 voice (425)430-7300 fax
econkling@rentonwa.gov

Appeal

You may appeal this determination of significance pursuant to SEPA to the Renton Hearing Examiner by 5:00 p.m. on August 27, 2010 pursuant to RMC 4-8-110.E. You should be prepared to make specific factual objections. Contact the "Contact Person" above to read or ask about the procedures for SEPA appeals.

SUNSET PLANNED ACTION/ EIS
FILE NUMBER: LU10-052

DEPARTMENT OF HOMELAND SECURITY**Federal Emergency Management Agency**

[Internal Agency Docket No. FEMA-1932-DR; Docket ID FEMA-2010-0002]

Kansas; Amendment No. 2 to Notice of a Major Disaster Declaration

AGENCY: Federal Emergency Management Agency, DHS.

ACTION: Notice.

SUMMARY: This notice amends the notice of a major disaster declaration for the State of Kansas (FEMA-1932-DR), dated August 10, 2010, and related determinations.

DATES: *Effective Date:* September 7, 2010.

FOR FURTHER INFORMATION CONTACT: Peggy Miller, Office of Response and Recovery, Federal Emergency Management Agency, 500 C Street, SW., Washington, DC 20472, (202) 646-3886.

SUPPLEMENTARY INFORMATION: The Federal Emergency Management Agency (FEMA) hereby gives notice that pursuant to the authority vested in the Administrator, under Executive Order 12148, as amended, William J. Doran III, of FEMA is appointed to act as the Federal Coordinating Officer for this disaster.

This action terminates the appointment of Michael R. Scott as Federal Coordinating Officer for this disaster.

The following Catalog of Federal Domestic Assistance Numbers (CFDA) are to be used for reporting and drawing funds: 97.030, Community Disaster Loans; 97.031, Cora Brown Fund; 97.032, Crisis Counseling; 97.033, Disaster Legal Services; 97.034, Disaster Unemployment Assistance (DUA); 97.046, Fire Management Assistance Grant; 97.048, Disaster Housing Assistance to Individuals and Households in Presidentially Declared Disaster Areas; 97.049, Presidentially Declared Disaster Assistance—Disaster Housing Operations for Individuals and Households; 97.050, Presidentially Declared Disaster Assistance to Individuals and Households—Other Needs; 97.036, Disaster Grants—Public Assistance (Presidentially Declared Disasters); 97.039, Hazard Mitigation Grant.

W. Craig Fugate,

Administrator, Federal Emergency Management Agency.

[FR Doc. 2010-23332 Filed 9-16-10; 8:45 am]

BILLING CODE 9111-23-P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-5443-N-01]

Notice of Intent To Prepare a Draft Environmental Impact Statement for the Sunset Area Community, City of Renton, WA

AGENCY: Office of the Assistant Secretary for Community Planning and Development, HUD.

ACTION: Notice.

SUMMARY: The Department of Housing and Urban Development (HUD) gives notice to the public, agencies, and Indian tribes that the City of Renton, WA, intends to prepare an Environmental Impact Statement (EIS) for the redevelopment of the Sunset Terrace public housing community and associated neighborhood revitalization. Pursuant to the authority granted by section 26 of the U.S. Housing Act of 1937 (42 U.S.C. 1437x) in connection with projects assisted under section 9 of that Act (42 U.S.C. 1437g), the City of Renton has assumed responsibility for compliance with the National Environmental Policy Act (NEPA) (42 U.S.C. 4321) in accordance with 24 CFR 58.1 and 58.4, and as the lead agency for compliance with the Washington State Environmental Policy Act (SEPA, RCW 43.21C), will perform the joint environmental review. This notice is in accordance with regulations of the Council on Environmental Quality at 40 CFR parts 1500-1508. All interested Federal, State, and local agencies, Indian tribes, groups, and the public are invited to comment on the scope of the EIS. If you are an agency with jurisdiction by law over natural or other public resources affected by the project, the City of Renton needs to know what environmental information germane to your statutory responsibilities should be included in the EIS.

ADDRESSES: Comments relating to the scope of the EIS are requested and will be accepted by the contact person listed below until October 18, 2010. Any person or agency interested in receiving a notice and wishing to make comment on the Draft EIS should contact the persons listed below.

FOR FURTHER INFORMATION CONTACT: The primary contact is Erika Conkling, AICP, Senior Planner, City of Renton Department of Community and Economic Development, 1055 S. Grady Way, Renton, WA 98057, 425-430-6578 (voice) 425-430-7300 (fax), or e-mail: ekonkling@rentonwa.gov. An alternative contact is Mark Santos-Johnson, Senior Economic Development Specialist, City

of Renton Department of Community & Economic Development, 425-430-6584 (voice), msantosjohnson@rentonwa.gov, available at the same address and fax number listed above.

Public Participation: The public will be invited to participate in the review of the Draft EIS. Release of the Draft EIS will be announced through public mailings as well as the local news media.

SUPPLEMENTARY INFORMATION:**Project Name and Description**

The primary proposal is redevelopment of the Sunset Terrace public housing community, a Renton Housing Authority property of approximately 100 existing units in 50-year old, two story structures, located at the intersection of Sunset Boulevard and Harrington Avenue on approximately eight acres. The Renton Housing Authority also owns another approximately 3 acres of vacant land along Edmonds Avenue, NE., Glenwood Avenue, NE., and Sunset Lane, NE., and intends to purchase additional property adjacent to Sunset Terrace along Harrington Avenue NE. for housing and associated services. Sunset Terrace was developed in approximately 1960 though the rest of the neighborhood largely developed between the 1940s and 1970s. Conceptual plans propose redevelopment of Sunset Terrace and adjacent properties with mixed-income, mixed-use residential and commercial space and public amenities. It is expected that with the Sunset Terrace property and associated properties owned or purchased by Renton Housing Authority, that up to 200 additional new affordable housing units and potentially 300 new moderate income to market rate housing units could be created. There would be a 1-to-1 unit replacement for all 100 existing public housing units. Public amenities would be integrated with the residential development and may include the following: a community gathering space or "Third Place"; a new recreation/community center; a new library; a new park/open space; retail shopping and commercial space; and/or green infrastructure.

As a result of the Sunset Terrace redevelopment, it is expected that private redevelopment in the neighborhood will be catalyzed. Supporting both Sunset Terrace and neighborhood redevelopment will be civic investments including: planned or anticipated upgrades to Sunset Boulevard (SR 900) and other local streets, stormwater drainage systems, parks and recreation facilities,

education facilities, and a new public library. The Sunset Area contains many public amenities and publicly-owned parcels creating significant opportunities for partnership and integration of civil infrastructure improvements. The City of Renton has already undertaken significant effort to prioritize strategies for public investment in the Sunset Area through the work of the recently approved Sunset Area Community Investment Strategy.

Sunset Terrace's redevelopment provides the opportunity to evaluate the neighborhood as a whole and determine what future land use redevelopment is possible and what public service and infrastructure improvements should be made in order to make this a more vibrant and attractive community for residents, businesses and property owners. The EIS will address the primary proposal of the Sunset Terrace area redevelopment as well as evaluate secondary proposals such as neighborhood redevelopment and supporting services and infrastructure improvements.

The City of Renton is also proposing to adopt a Planned Action Ordinance pursuant to SEPA. A Planned Action Ordinance, if adopted, would not require future SEPA threshold determinations or EISs when future projects are consistent with EIS assumptions and mitigation measures.

Alternatives to the Proposed Action: The alternatives to be considered by the lead agency will include the proposed action, a no action alternative, and a redevelopment alternative to the proposed action. The redevelopment alternative will be finalized after conclusion of the scoping comment period. It may address alternative land use mixes, infrastructure options, or other features.

Probable Environmental Effects

The lead agency has preliminarily identified the following areas for discussion in the EIS: aesthetics; air quality, including greenhouse gas emissions; earth; energy; environmental health; environmental justice; historic/cultural resources; housing; land use; noise; parks and recreation; plants and animals; public services, including public education, safety, health, and social services; socioeconomics, including demographic, employment, and displacement; transportation; utilities, including wastewater, stormwater, water supply, telecommunication, natural gas, power, electrical; and water resources, including groundwater and surface water.

Lead Agency

This EIS will be a joint National Environmental Policy Act (NEPA) and Washington State Environmental Policy Act (SEPA) document intended to satisfy requirements of federal and state environmental statutes. In accordance with specific statutory authority and HUD's regulations at 24 CFR part 58, the City of Renton is authorized to assume responsibility for environmental review, decision-making, and action that would otherwise to apply HUD under NEPA, which includes NEPA lead agency responsibility.

Questions may be directed to the individuals named in this notice under the heading "For Further Information Contact."

Dated: August 23, 2010.

Mercedes Márquez,

Assistant Secretary for Community Planning and Development.

[FR Doc. 2010-23181 Filed 9-16-10; 8:45 am]

BILLING CODE 4210-67-P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-5375-N-36]

Federal Property Suitable as Facilities To Assist the Homeless

AGENCY: Office of the Assistant Secretary for Community Planning and Development, HUD.

ACTION: Notice.

SUMMARY: This Notice identifies unutilized, underutilized, excess, and surplus Federal property reviewed by HUD for suitability for possible use to assist the homeless.

DATES: *Effective Date: September 17, 2010.*

FOR FURTHER INFORMATION CONTACT:

Kathy Ezzell, Department of Housing and Urban Development, 451 Seventh Street, SW., Room 7262, Washington, DC 20410; telephone (202) 708-1234; TTY number for the hearing- and speech-impaired (202) 708-2565, (these telephone numbers are not toll-free), or call the toll-free Title V information line at 800-927-7588.

SUPPLEMENTARY INFORMATION: In accordance with the December 12, 1988 court order in *National Coalition for the Homeless v. Veterans Administration*, No. 88-2503-OG (D.D.C.), HUD publishes a Notice, on a weekly basis, identifying unutilized, underutilized, excess and surplus Federal buildings and real property that HUD has reviewed for suitability for use to assist the homeless. Today's Notice is for the

purpose of announcing that no additional properties have been determined suitable or unsuitable this week.

Dated: September 9, 2010.

Mark R. Johnston,

Deputy Assistant Secretary for Special Needs.

[FR Doc. 2010-22918 Filed 9-16-10; 8:45 am]

BILLING CODE 4210-67-P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-5442-N-01]

Notice of Single Family Loan Sale (SFLS 2010)

AGENCY: Office of the Assistant Secretary for Housing—Federal Housing Commissioner, HUD.

ACTION: Notice of sale of mortgage loans.

SUMMARY: This notice announces HUD's intention to sell certain unsubsidized single family mortgage loans, without Federal Housing Administration (FHA) mortgage insurance, in a competitive, sealed bid sale (SFLS 2010). This notice also generally describes the bidding process for the sale and certain persons who are ineligible to bid.

DATES: The Bidder's Information Package (BIP) was made available to qualified bidders on August 31, 2010. Bids for the loans must be submitted on the bid date, which is currently scheduled for September 22, 2010. HUD anticipates that award(s) will be made on or about September 22, 2010 (Award Date).

ADDRESSES: To become a qualified bidder and receive the BIP, prospective bidders must complete, execute, and submit a Confidentiality Agreement and a Qualification Statement acceptable to HUD. Both documents will be available on the HUD Web site at <http://www.hud.gov/offices/hsg/comp/asset/sfam/sfls.cfm>.

Please mail and fax executed documents to HUD's Asset Sales Office: Asset Sales Office, United States Department of Housing and Urban Development, 451 7th Street, SW., Room 3136, Washington, DC 20410, Attention: Single Family Sale Coordinator, Fax: 202-708-2771.

FOR FURTHER INFORMATION CONTACT: John Lucey, Deputy Director, Asset Sales Office, Room 3136, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, DC 20410-8000; telephone 202-708-2625, extension 3927. Hearing- or speech-impaired individuals may call 202-708-4594 (TTY). These are not toll-free numbers.



Sunset Area Community EIS Scoping Document

The City of Renton, in cooperation with the Renton Housing Authority, intends to issue an Environmental Impact Statement (EIS) addressing future redevelopment of the Sunset Area Community. This EIS will be a joint State Environmental Policy Act/ National Environmental Policy Act (SEPA/NEPA) document, intended to satisfy requirements of state and federal environmental statutes. Through Federal legislative authorization, the City of Renton has assumed responsibility for compliance with NEPA (40 CFR 1508.12) and the related Federal laws and authorities that would otherwise apply to the US Department of Housing and Urban Development (HUD). Pursuant to SEPA, the City of Renton is the lead agency for the redevelopment and infrastructure proposal detailed below.

The purpose of this document is to present background information and proposed environmental topics to be included in the EIS under preparation for the Sunset Area Community. This document presents the proposal, a description of the EIS topics, and how the City intends to solicit comments. A scoping notice issued by the City of Renton on August 13, 2010 should be read in conjunction with this scoping document. Scoping Notices are available on the City of Renton website (www.rentonwa.gov) or by contacting the Contact Person listed below.

Background

What is the Proposal?

The proposal is to redevelop the Sunset Terrace public housing community, encourage neighborhood redevelopment, and implement public service and infrastructure improvements.

Proposed Sunset Terrace Redevelopment. The project includes redevelopment of the Sunset Terrace public housing community, a Renton Housing Authority property of approximately 100 existing units in 50-year old, two story structures, located at the intersection of Sunset Boulevard and Harrington Avenue NE on approximately eight acres. The Renton Housing Authority also owns another approximately three acres of vacant land along Edmonds Avenue NE, Glenwood Avenue NE, and Sunset Lane NE and intends to purchase additional property adjacent to Sunset Terrace along Harrington Avenue NE for housing and associated services. Conceptual plans propose redevelopment of Sunset Terrace and adjacent properties with mixed-income, mixed-use residential and commercial space and public amenities. It is expected that, with the Sunset Terrace property and associated properties owned or purchased by Renton Housing Authority, up to 200 additional new affordable housing units and potentially 300 new moderate income to market rate housing units could be created. There would be a 1-to-1 unit replacement for all 100 existing public housing units. Public amenities would be integrated with the residential development and may include the following: a community gathering or "Third Place"; a new recreation/community center; a new

public library; a new park/open space; retail shopping and commercial space; and/or green infrastructure.

Adjacent Area. As a result of the Sunset Terrace redevelopment, it is expected that private redevelopment in the neighborhood will be catalyzed. Supporting both Sunset Terrace and neighborhood redevelopment will be civic investments including: planned or anticipated upgrades to Sunset Boulevard (SR 900) and other local streets, stormwater drainage systems, parks and recreation facilities, education facilities, and a new public library. Sunset Terrace's redevelopment provides the opportunity to evaluate the neighborhood as a whole and determine what future land use redevelopment is possible and what public service and infrastructure improvements should be made in order to make this a more vibrant and attractive community for residents, businesses and property owners. The EIS will address Sunset Terrace area redevelopment as well as neighborhood redevelopment and supporting services and infrastructure improvements.

SEPA Planned Action. The City is also proposing to adopt a Planned Action Ordinance pursuant to the State Environmental Policy Act (SEPA). A Planned Action Ordinance, if adopted, would not require future SEPA threshold determinations or EISs when future projects are consistent with the Sunset Area Community EIS assumptions and mitigation measures.

What is the study area?

Sunset Terrace is generally bounded by 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 proposed 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.

What is an Environmental Impact Statement (EIS)?

An EIS is an informational document intended to allow for citizen and agency comment and assist agencies make informed choices about proposals. An EIS contains descriptions and analysis of:

- The proposed action and alternative actions
- Existing conditions of the built and natural environment (i.e., the affected environment or setting)
- Impacts to the built and natural environment that may occur if the proposed action or an alternative action were implemented (direct, indirect, and cumulative)
- Mitigation measures to reduce or eliminate impacts of the proposed action, and
- Summaries of impacts found to be significant, unavoidable, and adverse (meaning residual impacts of the proposed action despite mitigation measures).

What is a Planned Action?

The Planned Action designation by a jurisdiction reflects a decision that adequate environmental review has been completed and further environmental review under SEPA, for each specific development proposal or phase, will *not* be necessary if it is determined that each proposal or phase is consistent with the development levels and mitigation measures specified in a Planned Action Ordinance. Although future proposals that qualify as Planned Actions would not be subject to additional SEPA review, they would be subject to application notification and permit process requirements. Because a Planned Action is contemplated for the Sunset Area Community proposals, public comment during the EIS process is encouraged.

What is scoping?

Scoping is a process intended to ensure that the EIS focuses on and addresses all relevant issues. The City is required to notify agencies, tribes, and the public when an EIS is under preparation and to solicit comments on the range of alternatives and impacts to be discussed in an EIS. Public comment is being solicited in a scoping process through September 13, 2010. See “How do I comment on the EIS” below.

What will the EIS study?

Elements of the Environment to Be Addressed

The City of Renton has identified the following areas for discussion in the EIS: aesthetics; air quality, including greenhouse gas emissions; earth; energy; environmental health; environmental justice; historic/cultural resources; housing; land use; noise; parks and recreation; plants and animals; public services, including public education, safety, health, and social services; socioeconomics, including demographic, employment, and displacement; transportation; utilities, including wastewater, stormwater, water supply, telecommunication, natural gas, power, electrical; and water resources, including groundwater and surface water. More information is described below under “Environmental Topics.”

Conceptual Alternatives

The alternatives to be considered in the EIS will include the proposed action, a no action alternative, and a redevelopment alternative to the proposed action. The redevelopment alternative will be finalized after the scoping meeting and conclusion of the comment period. It may address alternative land use mixes, infrastructure options, or other features.

How do I comment on the EIS?

Public comment is being solicited in a scoping process through September 13, 2010 including written comments and a scoping meeting.

Send written comments to the contact person listed under “How can I get more information?”

A scoping meeting will be held on September 1, 2010 at 6:00 p.m. at the Highlands Neighborhood Center, 800 Edmonds Ave NE, Renton, WA 98056. Written and oral comments will be taken at this meeting.

The public will also be invited to comment during the comment period on the Draft EIS after it is published, and during a public hearing regarding the Planned Action. Notifications about the Draft EIS publication and public meetings and hearings will be made in accordance with adopted City procedures. Interested parties who sign up on mailing lists or contact the City with a request to receive notices will also receive notices. See “How can I get more information” below.

How can I get more information?

The City’s web site will have updated information on documents and public meetings – go to Renton’s website at: sunsetarea.rentonwa.gov. Check it often so you’ll know what’s happening. Or email or call our contact person.

Contact Person

Erika Conkling, AICP
Senior Planner
City of Renton Department of Community and Economic Development
1055 S. Grady Way
Renton, WA 98057
(425)430-6578 voice (425)430-7300 fax
econkling@rentonwa.gov

Environmental Topics

Potential Environmentally Significant Issues

The following is a summary of the elements of the environment that have been identified as being potentially impacted by the proposal, and therefore, will be addressed in the EIS. Impacts, mitigation measures, and impacts that cannot be mitigated will be identified in the EIS.

Topic	Proposed Environmental Analysis Approach
Earth	Describe the geologic setting and simplified geologic character of the study area. Rely primarily on narrative description using soils reports from recent constructed projects – public and private. Conduct a limited field surface assessment of the Sunset Terrace site. Discuss the degree and nature of potential soil/geotechnical impacts encouraged by the proposal and alternatives.
Air	<p>Prepare an analysis of air quality and greenhouse gas emissions. Determine if the proposal and alternatives would result in additional air pollutant emissions. Summarize existing air quality conditions and compare growth levels and potential Vehicle Miles Traveled (VMT) based on the transportation model.</p> <p>Prepare a focused review of greenhouse gas emissions using the King County greenhouse gas emissions worksheet to determine the potential for alternatives to reduce greenhouse gas emissions compared with dispersed development patterns.</p>
Water	Assess current conditions and potential impacts regarding groundwater and surface water. Describe change in impervious surfaces and water quantity and quality taking into account current surface water, drainage, and soils conditions, proposed drainage master plan, and low impact development techniques.
Plants and Animals	<p>Since the study area is largely developed the primary topics to be addressed are water quality and runoff effects on adjacent natural systems outside of the study area. Review available information and conduct limited site reconnaissance visits of the Sunset Terrace sites. (No habitat or wetland surveys or assessments will be conducted.) Prepare a technical report that: describes the existing conditions for wildlife habitat, habitat features, and potential use by Federal or State listed threatened, endangered, candidate, or priority species. Summarize existing City and state inventories and contacts with representatives from other agencies that may have wildlife information relative to the study area. Describe application of federal state, and local regulations that apply. Assess the potential for proposed low impact development standards, regional drainage systems, and other features to minimize impacts. Document findings. It is anticipated that the conclusion for NEPA purposes will be a letter of no effect regarding federal listed species.</p>

Topic	Proposed Environmental Analysis Approach
Energy and natural resources	<p>Describe energy sources and consumption, changes in demand for energy as a result of the proposal and alternatives, and mitigation measures to reduce demand such as energy code requirements, proximity to transit services, etc. Estimate Sunset Terrace site-wide energy usage by direct space heating, electricity usage, and vehicle usage. Use the Energy Star Target Finder model to forecast baseline energy usage, natural gas consumption, electricity usage according to geographic area and facility type. Calculate vehicle-related energy consumption by considering project-specific VMT forecasts, which are based on the facility's mixed-use land use goals. For a neighborhood level analysis, use the King County GHG spreadsheet to estimate energy usage and supplement it with estimates of vehicle-related fuel consumption. Evaluate potential energy reductions achievable by using more stringent energy codes and by adopting LEED energy-conservation design goals.</p>
Environmental health hazards	<p>Assess potential soils contamination in the study area based on contamination and cleanup data as available from the City, state and other readily available sources. Based on available information concerning historic land uses in the study area, identify the risk of potential contamination in the study area. Describe federal and state laws and specific mitigating measures to address potential contamination if found.</p>
Environmental justice	<p>Describe the potential of the proposal and alternatives to have a disproportionately high and adverse human health or environmental effects on minority and low-income populations and provide appropriate mitigation.</p>
Noise	<p>Describe the overall noise character of the study area based on existing uses, and for Sunset Terrace based on noise monitoring. Conduct 48-hour mid-week noise monitoring at one monitoring location (Sunset Terrace). As part of the noise monitoring conduct site visits to the Sunset Terrace site to identify site-specific noise sources such major roads, commercial facilities, and airports (addressing facilities within 15 miles).</p> <p>Review the FAA Part 150 Noise Compatibility Study for Renton Airport to evaluate how existing and future airport noise levels will affect the Sunset Terrace and the planned action area.</p> <p>Determine future noise levels based on U.S. Department of HUD Noise Assessment Guidelines and use of the traffic</p>

Topic	Proposed Environmental Analysis Approach
	<p>model volumes and other noise programs.</p> <p>Describe existing ambient noise levels and potential increases in noise levels due to increases in traffic. Describe mitigation measures such as the energy code and other noise abatement practices.</p>
Land use	<p>Assess land use compatibility including the proposed amount, types, scale and pattern of uses in comparison with the existing land use pattern and adjacent development.</p> <p>Analyze conformance with applicable federal, state, county, and local plans and regulations, such as the Renton Comprehensive Plans and Zoning/Development regulations.</p>
Housing	<p>Calculate the number of housing units that would be provided and those potentially eliminated, with estimates of housing type (attached, detached, etc.) and affordability (extremely low, very low, low income, etc.). Describe plans for replacement of current housing and relocation of the occupants including whether replacement facilities or housing units are available within the community or in nearby neighborhoods and effect of the relocation of families on these neighborhoods</p>
Aesthetics and Light and glare	<p>Use existing photos, maps, aerials, and text to describe the overall aesthetic character of the study area. Describe site and neighborhood character in terms of visual quality and coherence, character and design of existing buildings, and building height, bulk and scale. Using conceptual plans developed for the Sunset Terrace and other example developments indicative of zoning allowances, describe the degree and nature of changes due to the proposal and alternatives and potential effects on surrounding visual character, height and bulk, and shade/shadow.</p>
Recreation	<p>Address amount and type of designated and informal parks and recreational program opportunities in the vicinity, operators, and baseline of existing facility capacity and programs. Describe proximity of parks and recreation facilities to current and future residents. Determine who currently uses the facilities (youth, adults, seniors) and who may use the facilities in the future as a result of the proposal. Describe the demand for parks and recreation services, types of facilities/amenities that may be needed. Develop mitigation including opportunities to add parks and recreation facilities, or to address inter-agency</p>

Topic	Proposed Environmental Analysis Approach
	agreements to optimize available facilities.
Historic and cultural preservation	<p>Historic Resources: Conduct a literature search for the study area and vicinity to identify the presence of any known historic resources. Notify the Washington Department of Archaeology and Historic Preservation (DAHP) and affected tribes by letter about the project and the pending cultural resources investigation, as necessary, and invite them to participate and contribute information to the project. Conduct a reconnaissance-level historic resources survey of built environment resources 45 years of age or older on Sunset Terrace (approximately 31 buildings) and along SR 900 (one parcel deep, approximately 18 buildings). Inspect the integrity of these resources to evaluate their potential eligibility for listing in the National Register of Historic Places. Collect information about their architectural character and physical integrity of each resource, including photographs, and prepare a Washington Historic Property Inventory form for each resource surveyed.</p> <p>Archaeological Resources: Conduct a literature search and coordinate with agencies as described for historic resources. Conduct an archaeological survey limited to Sunset Terrace and SR 900 to identify previously recorded and/or unrecorded archaeological resources where ground-disturbing activities are expected to take place. Inspect the ground surface at Sunset Terrace to find exposed ground surface, any exposed cultural materials, and areas that have high probability for having buried deposits that could contain cultural materials. In areas where project-related ground-disturbance is expected, excavate shovel test pits to reveal the nature of the subsurface deposits and whether or not buried cultural materials are present. If required, selected probes will be made along SR 900 in readily accessible landscaped areas to confirm the area's disturbance and likely lack of resources. All probes will be backfilled upon completion. Any newly identified archaeological sites will be mapped, photographed, and recorded on Washington State Archeological Inventory forms.</p>
Socioeconomics	Address demographic character changes, present and future employment and income patterns, and potential displacement and relocation associated with the proposal and alternatives.
Transportation	Perform traffic analysis to determine roadway design

Topic	Proposed Environmental Analysis Approach
	parameters and potential traffic related environmental impacts. Prepare an operational analysis, and an assessment of safety, transit, non-motorized modes.
Public services	<p>Address the following services:</p> <ul style="list-style-type: none"> • Public Safety (police, fire, and emergency medical services) • Educational Facilities (K-12 schools, early childhood education) • Health Care (e.g. regular and emergency dental and medical care) • Social Services (e.g. family counseling centers, day care centers; services for senior citizens and the handicapped; nutrition centers, meals on wheels; income maintenance and man power programs, etc.). <p>Prepare a demand analysis based on population, housing, and employment estimates and service providers' adopted levels of service.</p>
Utilities	Describe current conditions and potential need for improved facilities as a result of growth and redevelopment for the following services, wastewater, stormwater, water supply, telecommunication, natural gas, power, and electrical.

Inapplicable Environmental Topics

The following topics referenced on NEPA or SEPA checklists or guidance documents are considered inapplicable to the Sunset Area Community:

- Agricultural Lands. The study area is highly urbanized and is not used for agricultural purposes.
- Flooding. The study area does not appear to contain any streams, and flood hazards have not been mapped by the Federal Emergency Management Agency.
- Coastal and shoreline issues. The study area is not located along shorelines.
- Airport Runway Clear Zone or Clear Zone Disclosure. The study area is not adjacent to the Renton Airport.
- Exposure to hazards from stationary aboveground storage tanks that contain materials of an explosive or flammable nature. At this time, above ground storage tanks are not located in the study area due to its residential and retail character.

Attachment B

Scoping Meeting Materials

SCOPING MEETING

SUNSET AREA PLANNED ACTION EIS



SEPTEMBER 1, 2010

CH2MHILL / ICF / Mithun



Welcome & Agenda

- Welcome and introductions
- EIS contents and background
- Proposals and alternatives
- How to provide comments





What is an EIS?

- An environmental impact statement (EIS) is:
 - An informational document
 - Allows residents, businesses, and other government agencies to comment on proposals and alternatives
- The Sunset Area Community Planned Action EIS is being prepared according to:
 - the National Environmental Policy Act (NEPA), and
 - the State Environmental Policy Act (SEPA)





What does an EIS contain?

- An EIS contains descriptions and analysis of:
 - The proposal and alternatives,
 - Existing conditions of the study area's environment,
 - Environmental impacts that may occur if the proposal or alternatives were implemented,
 - Mitigation measures to reduce or eliminate impacts,
 - Impacts found to be significant, unavoidable, and adverse despite mitigation.





What is scoping?

- A process intended to ensure that the EIS addresses all relevant issues
 - Occurs at the beginning of the EIS process to collect feedback on the proposed “scope” of the proposal/project
 - The City notifies agencies, tribes, and the public when an EIS is under preparation
 - City asks for comments on the range of alternatives and impacts to be discussed in an EIS
 - The Renton Sunset Area Community EIS scoping period allows for comments through September 13, 2010





What is a planned action?

- A planned action EIS:
 - Is allowed by the State Environmental Policy Act (SEPA)
 - Studies proposals in advance
 - Means future proposals would not need additional SEPA review when consistent with the Planned Action EIS assumptions and mitigation measures
 - Can help facilitate private and public investment in the study area





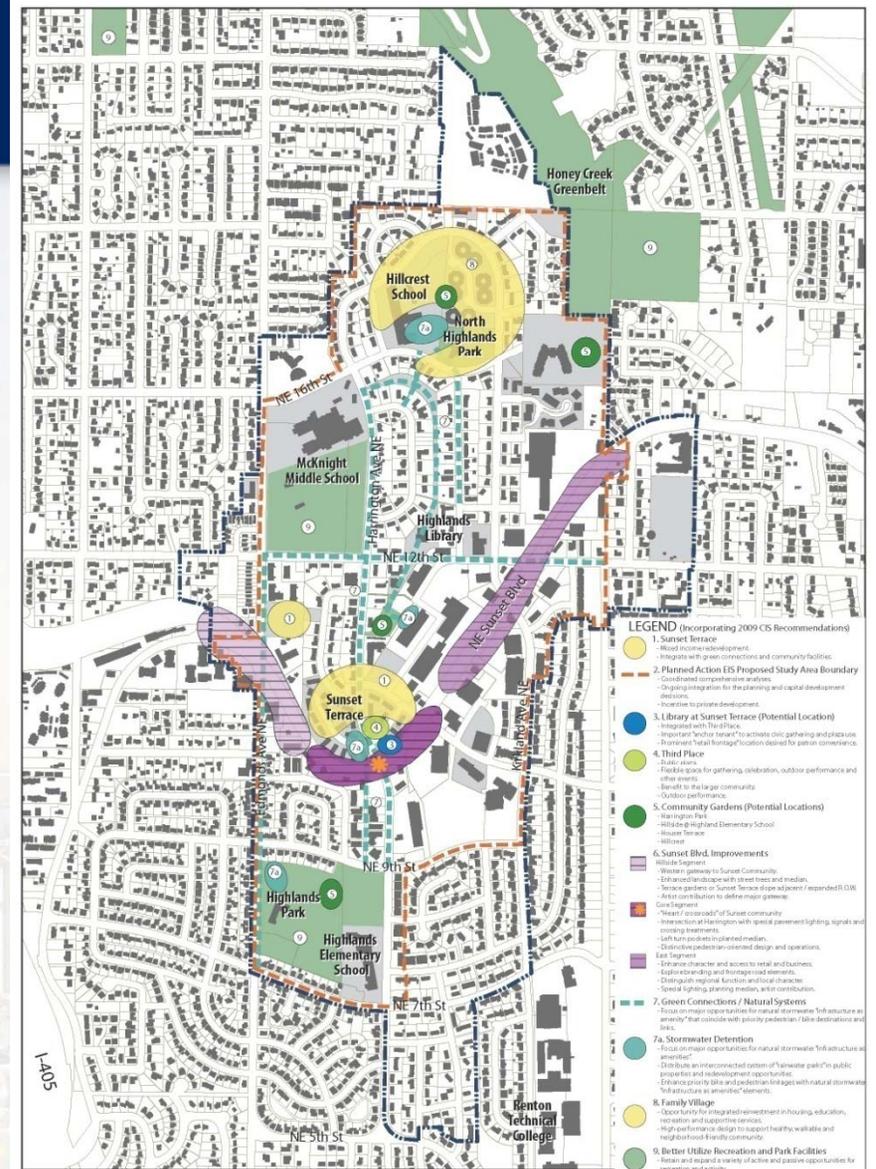
What are the proposals?

- Proposals are based on the Community Investment Strategy approved by the City in November 2009
- Address high priority public investments
 - Potential Sunset Terrace Redevelopment
 - Sunset Boulevard Improvements
 - Drainage Master Plan
 - Additional recreational and educational investments – e.g. library, community services, parks and recreation
- With investments, additional private investment and development is expected





CIS Proposals



SUNSET EIS NEIGHBORHOOD FRAMEWORK DIAGRAM FOR SCOPING PURPOSES

CH2MHILL / ICF / Mithun



What will the EIS study?

Natural Environment	Built Environment
Air Quality & Greenhouse Gas Emissions	Aesthetics
Earth	Energy
Plants and Animals	Environmental Health
Water Resources, groundwater & surface water	Environmental Justice
	Historic/Cultural Resources
	Housing
	Land Use
	Noise
	Parks and Recreation
	Public Services
	Socioeconomics
	Transportation
	Utilities





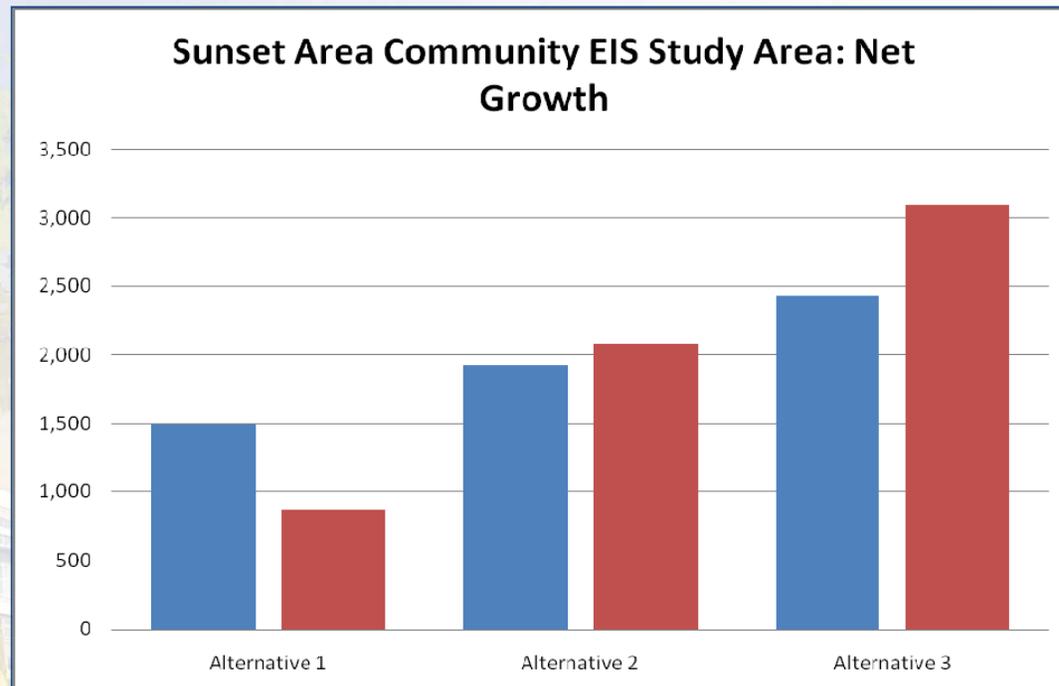
What are the potential alternatives?

- Three conceptual alternatives
 - Alternative 1: No Action
 - Alternative 2
 - Alternative 3
- Vary location and type of public investment
 - Sunset Terrace Redevelopment
 - Sunset Boulevard Transformation
 - Drainage Master Plan
 - Location of Library
 - Additional parks and recreation opportunities
- Anticipate different levels of private investment
 - Low
 - Moderate
 - High
- Alternatives 2 and 3 include approval of Planned Action Ordinance





Alternative Growth Comparison



New Dwellings

New Jobs





Alternative 1: No Action

- Required to be studied
- Limited public investment – leads to less private investment
 - Sunset Terrace does not redevelop; only adjacent vacant parcels change
 - Sunset Boulevard not improved
 - Drainage Plan not implemented
 - Library moves to a new single-purpose site
 - No change to parks and recreation
 - Incremental private development
 - More single purpose uses and less mixed uses
- No Planned Action Ordinance





Alternative 2

- Moderate level of public investment – moderate private investment and growth per adopted zoning
 - Sunset Terrace: New mixed income housing, mixed uses, amenities
 - 250-350 new dwellings
 - 1:1 replacement for existing dwellings on site or in neighborhood
 - Sunset Boulevard: Improved largely in current ROW with attention to multiple modes and pedestrians
 - Drainage Master Plan: New green storm drainage infrastructure where possible
 - Library included in Sunset Terrace Redevelopment Area but on single use site
 - Additional active and passive recreation, coordination with School District
- Assumes adoption of a Planned Action Ordinance





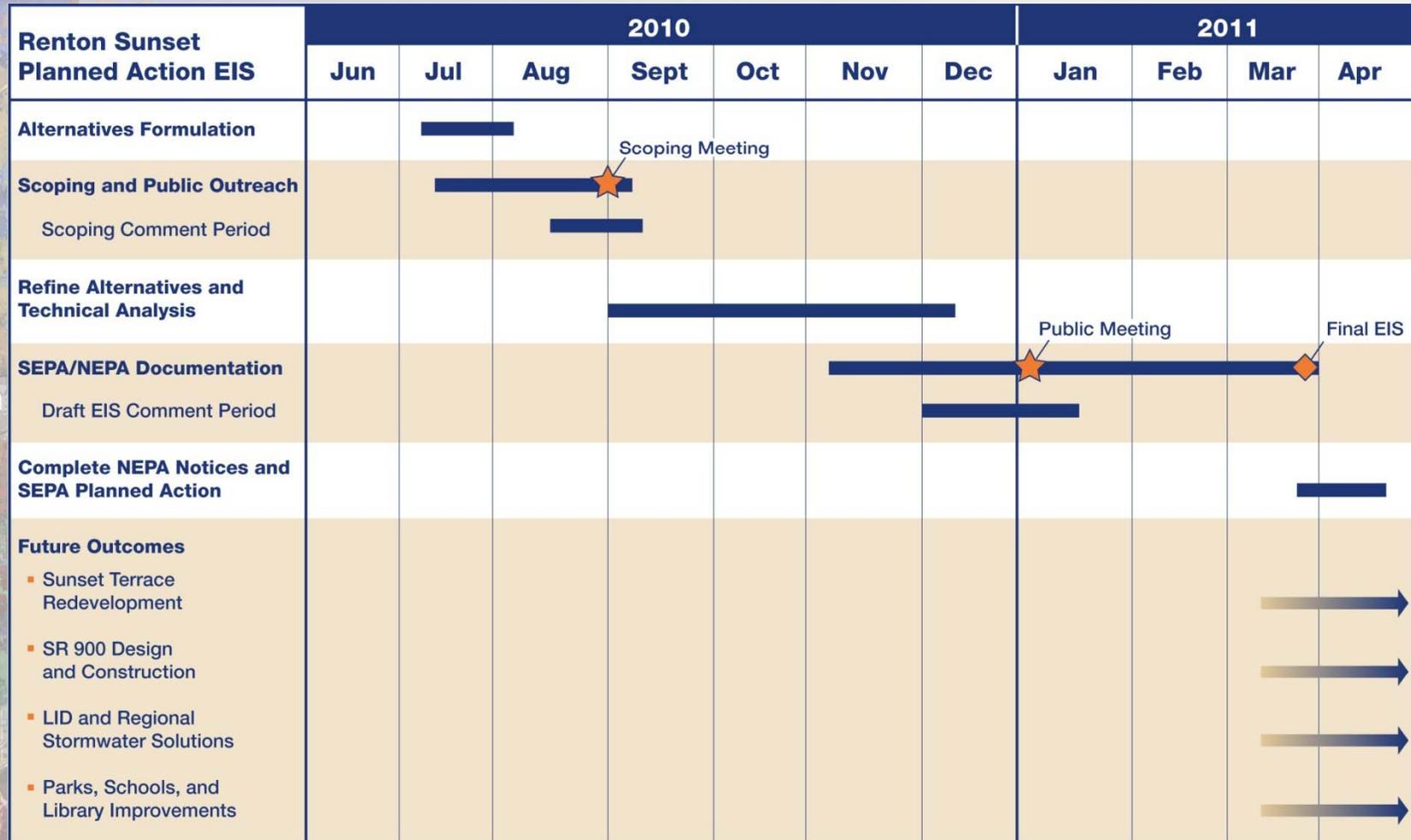
Alternative 3

- Most public investment – greater level of private investment and growth per adopted zoning
 - Sunset Terrace: New mixed income housing, mixed uses, amenities
 - Up to 500 new dwellings
 - 1:1 replacement for existing dwellings on site or in neighborhood
 - Sunset Boulevard: Improve all forms of transportation; add design amenities; wider ROW allows for improvements at intersections, roundabouts, bike lanes and sidewalks
 - Drainage Plan: More regional detention and green streets and other green infrastructure
 - Library: mixed use building in Sunset Terrace Redevelopment
 - Additional active and passive recreation, coordination with School District
- Assumes adoption of a Planned Action Ordinance





Preliminary Project Schedule





How can the public provide comment?

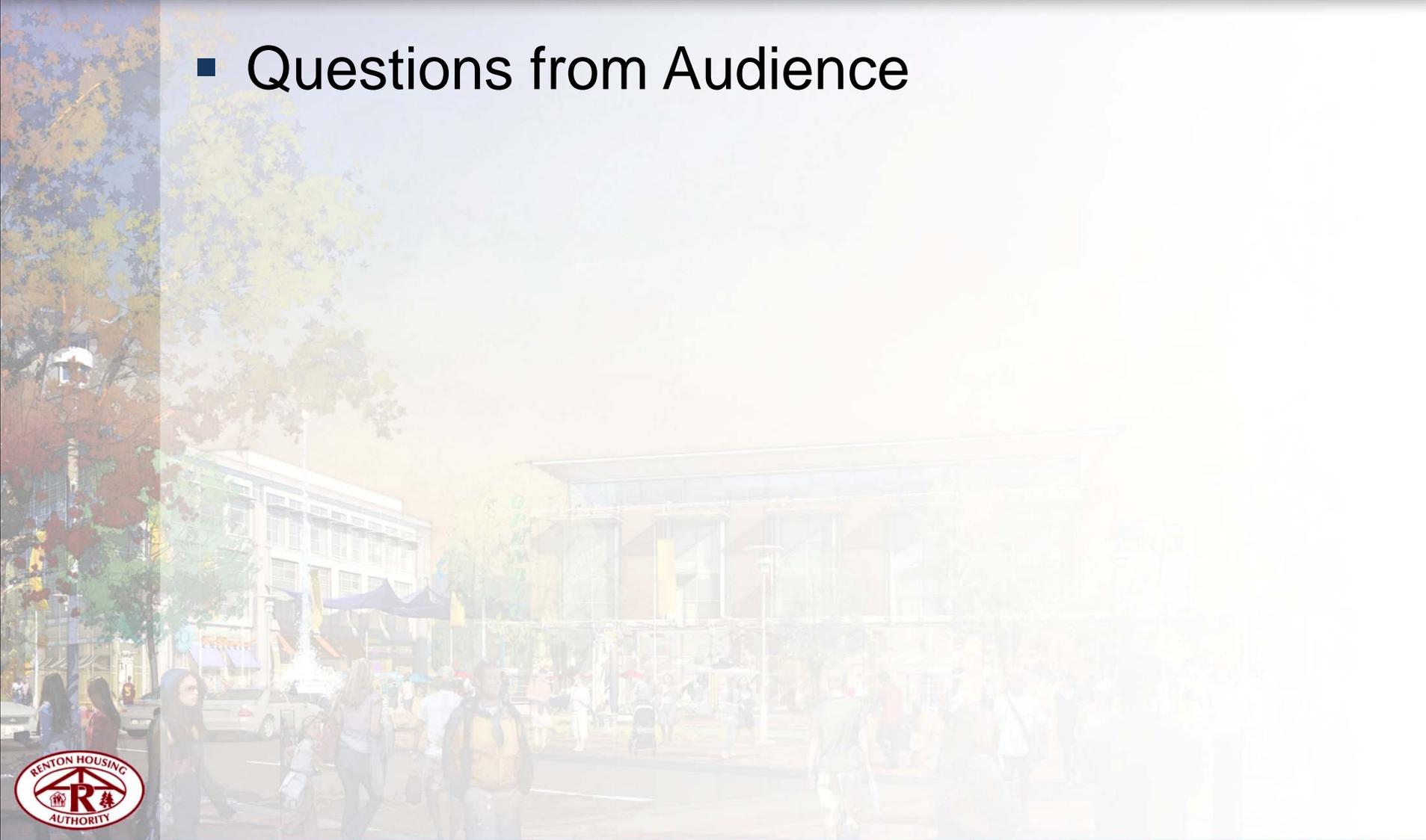
- Scoping Period
 - Tonight – provide written or verbal comments
 - Written comment period ends 9/13
- Draft EIS
 - Anticipated December 2010
 - 45-day comment period
 - Public hearing anticipated
- Final EIS
 - Anticipated March 2011
 - Responses to public comments





Questions & Answers

- Questions from Audience



SCOPING MEETING

SUNSET AREA PLANNED ACTION EIS



SEPTEMBER 1, 2010

CH2MHILL / ICF / Mithun



Bienvenida Y Orden del Día

- Bienvenida Y Presentaciones
- Contenido y Contexto
- Propuestas y Alternativas
- Indicaciones para ingresar sugerencias y comentarios





Qué es la Declaración de Impacto Ambiental?

- La declaración de Impacto Ambiental es:
 - Es un documento informativo
 - Que permite a los residentes, comerciantes y agencias gubernamentales a emitir comentarios sobre propuestas y alternativas
- La Declaración de Impacto Ambiental y Plan de Desarrollo de la Comunidad de Sunset han sido preparadas de acuerdo a:
 - Reglamentación Nacional del Medio Ambiente (NEPA), y
 - Reglamentación Estatal del Medio Ambiente (SEPA)





Cuál es el contenido de la Declaración de Impacto Ambiental?

- La Declaración de Impacto Ambiental describe y analiza:
 - Propuestas y Alternativas
 - Condiciones existentes del Medio Ambiente del Área de Estudio
 - Impacto al Medio Ambiente de propuestas alternativas en caso de que se lleven a cabo ,
 - Medidas para mitigar y reducir el Impacto Ambiental
 - Listado de impacto de orden significativo, inevitable o que no se podrán mitigar





Objetivos de la reunión de scoping

- Un proceso que intenta asegurar que todos los temas relevantes se hayan tenido en cuenta
 - Ocurre al principio de la Declaración de Impacto Ambiental y se encarga de recolectar comentarios sobre la propuesta/proyecto
 - La Ciudad notifica de la Declaración de Impacto Ambiental a las agencias gubernamentales, tribus, y el público en general
 - La Ciudad solicita comentarios sobre las alternativas que deben tenerse en consideración y deben ser discutidas en la Declaración del Impacto Ambiental
 - Los comentarios sobre Renton Sunset Área acerca de la Declaración de Impacto Ambiental se recibirán hasta el 13 de Septiembre, 2010





Qué se entiende por Plan de Acción de la Declaración de Impacto Ambiental?

- Se entiende por Plan de Acción en el ámbito de la Declaración de Impacto Ambiental:
 - Están previstas en Reglamentación Estatal del Medio Ambiente (SEPA)
 - Estudia las Propuestas para el Área con antelación
 - Esto significa que no se requerirán futuros estudios SEPA si las acciones se enmarcan dentro de lo establecido previamente en la Planificación de Acciones de la Declaración de Impacto Ambiental
 - Facilitaran y Agilizaran las inversiones privadas y públicas en el área de Sunset





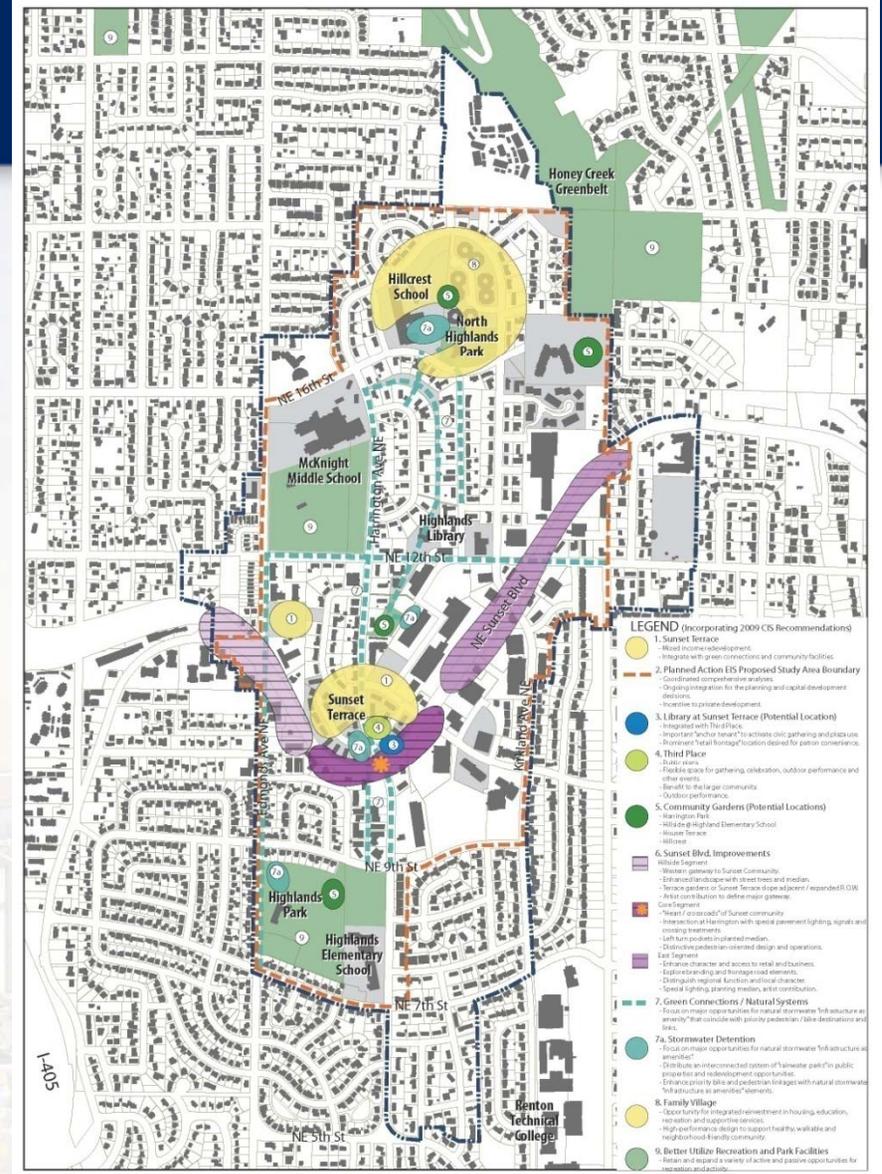
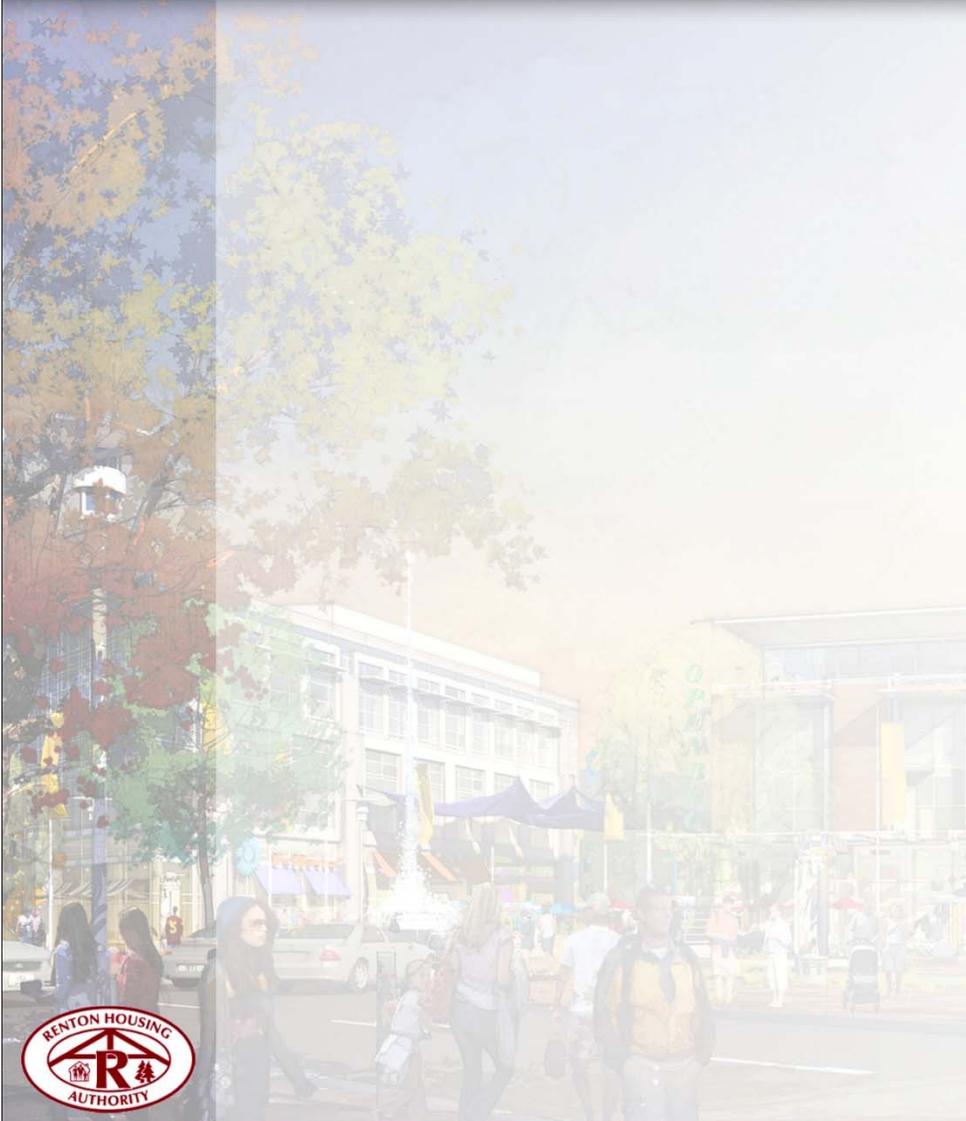
Cuáles son las propuestas?

- Las propuestas están basadas en la Estrategia de Inversión aprobada por la Ciudad en Noviembre de 2009
- Establece alta prioridad a las inversiones de carácter publico:
 - ✓ Re-edificación potencial de Sunset Terrace
 - ✓ Mejoras en la zona del Sunset Boulevard
 - ✓ Plan General de Drenaje
 - ✓ Inversiones adicionales en las aéreas de recreación y educación, por ejemplo: biblioteca, servicios a la comunidad, parques, etc.
- De llevarse a cabo estas inversiones, se prevé inversiones adicionales por parte del ámbito privado





Propuestas CIS



SUNSET EIS NEIGHBORHOOD FRAMEWORK DIAGRAM FOR SCOPING PURPOSES



Qué se estudiara a través de la Declaración de Impacto Ambiental?

Natural Environment	Built Environment
Air Quality & Greenhouse Gas Emissions	Aesthetics
Earth	Energy
Plants and Animals	Environmental Health
Water Resources, groundwater & surface water	Environmental Justice
	Historic/Cultural Resources
	Housing
	Land Use
	Noise
	Parks and Recreation
	Public Services
	Socioeconomics
	Transportation
	Utilities





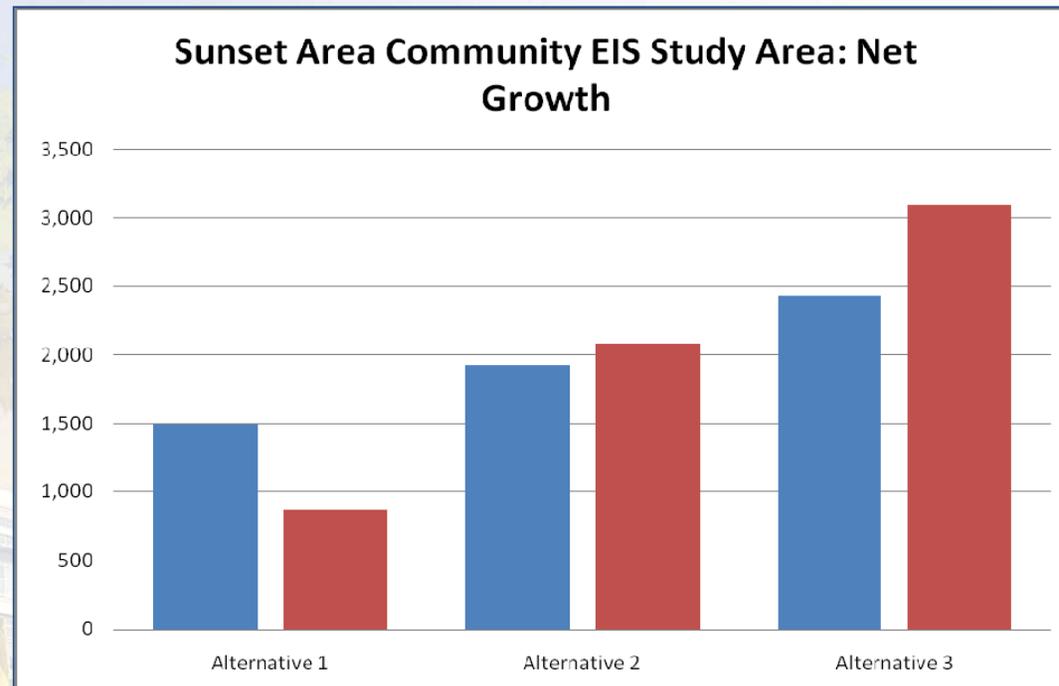
Cuáles son las propuestas alternativas?

- 3 Conceptos – 3 Alternativas
 - ✓ Alternative 1: No Action
 - ✓ Alternative 2
 - ✓ Alternative 3
- Tipo de Inversiones Públicas y Variedad de Emplazamiento
 - ✓ Re-edificación de Sunset Terrace
 - ✓ Mejoras y Transformación en Sunset Boulevard
 - ✓ Plan General de Drenaje
 - ✓ Ubicación de la Biblioteca
 - ✓ Parques Adicionales y Oportunidades de Recreación
- Se anticipa diferentes niveles de Inversión Privada
 - ✓ Baja
 - ✓ Media/Moderada
 - ✓ Alta
- Alternatives 2 and 3 prevé la inclusión de nueva legislación y Plan de Acción





Alternativas y Crecimiento Comparado



New Dwellings

New Jobs





Alternative 1: No Action

- Esta propuestas necesita ser previamente estudiada
- Inversión publica limitada – establece un mínimo de inversión privada
 - El Área de Sunset Terrace no se renueva, solo los lotes adyacentes o desocupados reciben nueva edificación.
 - El área de Sunset Boulevard no recibe mejoras
 - El Plan de Drenaje no se implementa
 - La Biblioteca se traslada a un lote de uso exclusivo
 - No se producen cambios en parques y otras áreas de recreación
 - Desarrollo Privado Limitado
 - ✓ Mayor cantidad de lotes de uso exclusivo en lugar de lotes con múltiples usos o usos combinados (comercial y residencia)
- No se prevé nueva Legislación y Plan de Acción





Alternative 2

- Inversión Pública de carácter medio dirigida a una inversión pública moderada y crecimiento de acuerdo a la zonificación vigente
- Sunset Terrace: Residencias de ingreso combinado, de uso residencial combinado y mixto, mixto vecinal/mixto urbano y servicios.
 - ✓ Entre 250 y 350 viviendas nuevas
 - ✓ Proporción 1:1 reemplazo de viviendas existentes por lote o en el vecindario
- Sunset Boulevard: el mejoramiento ocurriría mayormente en áreas donde existe derecho de paso/servidumbre, especialmente dedicado al uso múltiple y peatones
- El Plan de Drenaje: donde sea posible, se transformaría en un sistema de infraestructura y drenado “verde”
- La Biblioteca se incluiría en el Plan de Re-edificación de Sunset Terrace, en un lote de uso exclusivo
- Actividades de Recreación pasiva y activa, se desarrollaría en conjunto con el Distrito Educativo
- Se prevé la adopción de nueva legislación y Plan de Acción





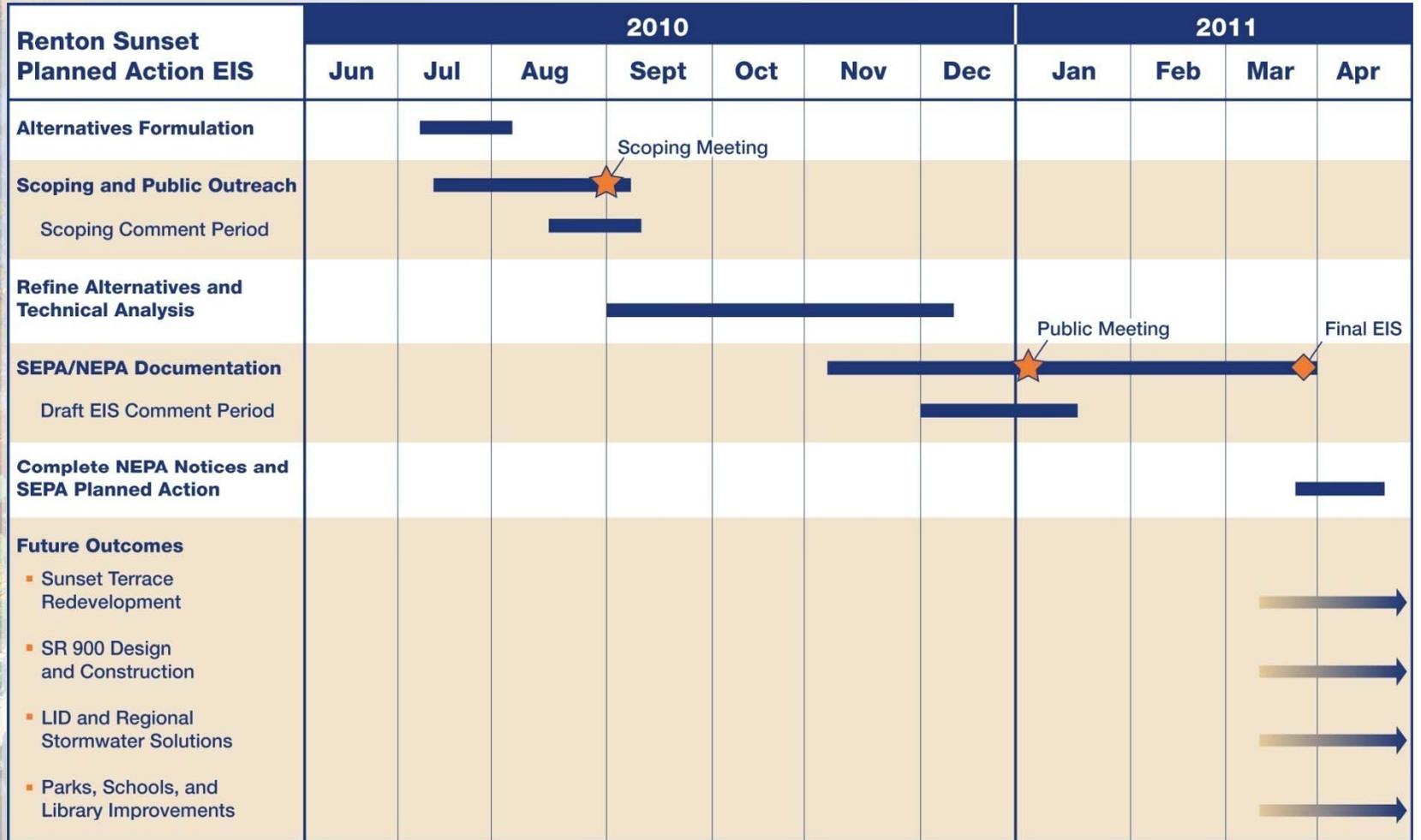
Alternative 3

- Inversión Pública Alta dirigida a crear un nivel mayor de inversión y crecimiento Privado de acuerdo a zonificación adoptada en el Plan.
 - Sunset Terrace: Nuevas unidades de viviendas, Residencias de uso mixto o combinado, mixto vecinal y mixto urbano y servicios.
 - ✓ Arriba de 500 unidades de viviendas
 - ✓ Proporción 1:1 reemplazo de viviendas existentes por lote o en el vecindario
 - Sunset Boulevard: Mejoramiento completo
 - El Plan de Drenaje: de carácter regional, calles e infraestructura “verde”
 - Biblioteca: Edificio de uso mixto como parte de la Re-edificación de Sunset Terrace
 - Actividades de Recreación pasiva y activa, se desarrollaría en conjunto con el Distrito Educativo
- Se prevé la adopción de nueva legislación y Plan de Acción





Esquema y Calendario Preliminar del Proyecto 11





Ud. puede ingresar sus comentarios

- Ud. puede enviar sus comentarios del siguiente modo
 - Periodo de Comentarios:
 - ✓ Esta noche: Aceptamos comentarios por escrito u orales
 - ✓ El periodo para comentarios escritos concluye el día 13 de Setiembre
 - Documento Borrador de la Declaración de Impacto Ambiental (EIS)
 - ✓ Anticipada para el mes de Diciembre de 2010
 - ✓ Con 45 días para recibir comentarios
 - ✓ Se prevé una Reunión Publica
 - Documento Final de la Declaración de Impacto Ambiental (EIS)
 - ✓ Anticipado para el mes de Marzo de 2011
 - ✓ Respuestas a los comentarios del publico





Espacio para Preguntas y Respuestas

- Preguntas?



ALTERNATIVE 1: No Action				
Land Use Form and Location	Housing	Employment	Public Facilities, Services & Infrastructure	Development Pattern Supports Interconnection/ Walkability
Stand-alone commercial: clustered complexes	Single Family Redevelopment	Small Retail Redevelopment	Library - single purpose site	No improvement
Primarily residential: urban scale, stacked flat and/or townhouses with structured parking.	Multiplex Redevelopment	Retail Lot Consolidation	Library - integrated into mixed use development	Pedestrian-oriented development: minimize setbacks, promote public realm, structured parking
Horizontal Mixed use	Vacant Infill Development	Shopping Center Redevelopment	New Centers: Community Center, Senior Center	Transit-oriented development: density supports, transit integrated
Vertical Mixed Use	Homeownership Opportunities	Local serving retail & services	New parkland to support increased residential capacity.	
Urban Intensity Focused Around Key Nodes, e.g. Sunset Terrace, Institutions	Rental Opportunities	Regional serving retail & services	Parks & Recreation: Integrated with Master Planned Development	
Urban Intensity Focused Along Corridor: Sunset Boulevard	Market Rate		Parks & Recreation: Optimize City/School Facilities	
	Affordable		Parks & Recreation: Integration with Regional Drainage Facilities	
	Mixed Income		Land Use Pattern Supports Low Impact Development, Green Streets	
	Sunset Terrace Redevelopment		Education - Spectrum of Ages	
	Family Village Redevelopment		Integrated Social Services	

ALTERNATIVE 2: Mid-Range Intensity Improvements				
Land Use Form and Location	Housing	Employment	Public Facilities, Services & Infrastructure	Development Pattern Supports Interconnection/ Walkability
Stand-alone commercial: clustered complexes	Single Family Redevelopment	Small Retail Redevelopment	Library - single purpose site	No improvement
Primarily residential: urban scale, stacked flat and/or townhouses with structured parking.	Multiplex Redevelopment	Retail Lot Consolidation	Library - integrated into mixed use development	Pedestrian-oriented development: minimize setbacks, promote public realm, structured parking
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	Affordable		Parks & Recreation: Integration with Regional Drainage Facilities	
	Mixed Income		Land Use Pattern Supports Low Impact Development, Green Streets	
	Sunset Terrace Redevelopment		Education - Spectrum of Ages	
	Family Village Redevelopment		Integrated Social Services	

ALTERNATIVE 3: High Intensity Improvements				
Land Use Form and Location	Housing	Employment	Public Facilities, Services & Infrastructure	Development Pattern Supports Interconnection/ Walkability
Stand-alone commercial: clustered complexes	Single Family Redevelopment	Small Retail Redevelopment	Library - single purpose site	No improvement
Primarily residential: urban scale, stacked flat and/or townhouses with structured parking.	Multiplex Redevelopment	Retail Lot Consolidation	Library - integrated into mixed use development	Pedestrian-oriented development: minimize setbacks, promote public realm, structured parking
Horizontal Mixed use	Vacant Infill Development	Shopping Center Redevelopment	New Centers: Community Center, Senior Center	Transit-oriented development: density supports, transit integrated
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	Mixed Income		Land Use Pattern Supports Low Impact Development, Green Streets	
	Sunset Terrace Redevelopment		Education - Spectrum of Ages	
	Family Village Redevelopment		Integrated Social Services	

ALTERNATIVE 1: No Action				
Housing Development	Urban Form	Sunset Terrace Amenities	Street Network, Pedestrian Realm	Non-Residential Development
Infill on vacant RHA properties	No improvement	No improvement	No improvement	None
1:1 Public Housing replacement (100 units)	Focus density along Sunset Blvd	New open space, e.g. active, garden, other	Improved intersection and crossing at Sunset Blvd and Harrington	Neighborhood Retail
New affordable and market rate units (250-350)	Focus density at Sunset Blvd/ Harrington intersection and north on Harrington	New rainwater park	Green connection/ bioswale along Harrington	New stand alone Highlands Library at Sunset Terrace
New affordable and market rate units (450-550)	Use townhomes to transition to residential neighborhood	Third Place Plaza with civic or community building	New hillside path on Sunset Blvd east of Harrington	New Mixed-Use Highlands Library at Sunset Terrace
Neighborhood residential infill	Disperse townhomes and apartments	Third Place incorporated into new retail	Close portion of Harrington as green street/open space	Office
Build Sunset Terrace site to zoning capacity		Flexible Community Services Center	Transpo Hub: improved bus stops, carsharing, and bike storage	
		Community Center		

ALTERNATIVE 2: Mid-Range Intensity Improvements				
Housing Development	Urban Form	Sunset Terrace Amenities	Street Network, Pedestrian Realm	Non-Residential Development
Infill on vacant RHA properties	No improvement	No improvement	No improvement	None
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ALTERNATIVE 3: High Intensity Improvements				
Housing Development	Urban Form	Sunset Terrace Amenities	Street Network, Pedestrian Realm	Non-Residential Development
Infill on vacant RHA properties	No improvement	No improvement	No improvement	None
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Build Sunset Terrace site to zoning capacity		Flexible Community Services Center	Transpo Hub: improved bus stops, carsharing, and bike storage	
		Community Center		

ALTERNATIVE 1: No Action					
Traffic Capacity and Operations Improvements	Pedestrian Walkability	Community Based Design Amenities	Bikes	Transit Enhancements	Access Management Measures
No improvements	No improvements	No improvements	No improvements	No improvements	No improvements
Optimize traffic signal timing	Pedestrian supportive signals (countdown heads and audible signals)	Preserve existing street trees	Bike route signage	New shelters	Consolidate driveways
Left turn storage lengthened to meet design year LOS	Improved side street sidewalk connections to intersections	Plant new street trees in landscape strip along corridor	Bike storage lockers	Special design of transit zones throughout the corridor including paving, shelters, street furniture.	Curbed median to restrict left turns from driveways
Traffic signal interconnection and coordination	Pedestrian refuges in median	Use special paving for crosswalks	Bicycle detection at signals	Special concrete bus pad in roadway at transit stops	Landscaped medians
Strategic capacity improvements at intersections	Narrow lanes and reduce crossing distances	Use special paving within intersections	Narrow inside lanes, widen outside lane to accommodate bikes	Transit Signal Priority (TSP)	Directional left-turn pockets mid-block
Realignment of skewed intersections	Bulb-out curb returns at minor streets	Way finding and signage	Narrow lanes, stripe a bike lane (requires WSDOT approval)	New local transit service connecting across SR900 to Community Center/Library	Provide U-turn accommodations
Roundabout features at intersections	Hillside walk paved path and planting	Incorporate Art	Provide multi-use trail along the corridor.		Business Access Road EB from 10th Street to Monroe Ave
Widen to add Business Access/Transit Lane	Multi-use trail along project corridor	Garden / Art Trellis	Widen Sunset Blvd to accommodate 5' bike lanes		
	Realign skewed intersections and reduce crosswalk distances	Benches, trash and recycling receptacles			
	Comfortable separation of pedestrians from vehicle traffic (landscape buffer)	Improve corridor roadway lighting			
	Widen sidewalks to meet Complete Streets minimums (8 ft sidewalks and 8 ft landscape strips)	Special pedestrian scale lighting			
		Surveillance cameras for increased security and/or emergency response.			

ALTERNATIVE 2: Mid-Range Intensity Improvements					
Traffic Capacity and Operations Improvements	Pedestrian Walkability	Community Based Design Amenities	Bikes	Transit Enhancements	Access Management Measures
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	Comfortable separation of pedestrians from vehicle traffic (landscape buffer)	Improve corridor roadway lighting			
	Widen sidewalks to meet Complete Streets minimums (8 ft sidewalks and 8 ft landscape strips)	Special pedestrian scale lighting			
		Surveillance cameras for increased security and/or emergency response.			

ALTERNATIVE 3: High Intensity Improvements					
Traffic Capacity and Operations Improvements	Pedestrian Walkability	Community Based Design Amenities	Bikes	Transit Enhancements	Access Management Measures
No improvements	No improvements	No improvements	No improvements	No improvements	No improvements
Optimize traffic signal timing	Pedestrian supportive signals (countdown heads and audible signals)	Preserve existing street trees	Bike route signage	New shelters	Consolidate driveways
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	Widen sidewalks to meet Complete Streets minimums (8 ft sidewalks and 8 ft landscape strips)	Special pedestrian scale lighting			
		Surveillance cameras for increased security and/or emergency response.			

ALTERNATIVE 1: No Action					
Parcel-Based Stormwater Requirements	Sunset Terrace Stormwater Techniques	Conveyance Improvements in ROW	Flow Control BMPs in ROW	Water Quality Treatment BMPs in ROW	Open Space/Sub-regional Facilities
Meet Code Requirements On-site	Meet Code Requirements On-site	No improvements	No improvements	No improvements	No improvements
Incentivize Green Stormwater Infrastructure Retrofits	Downspout Disconnection	Rebuild Curb & Gutter	Permeable Pavement Sidewalks	Media Filter Vaults	Rainwater Parks (e.g. rain gardens)
Require Green Stormwater Infrastructure where Infiltration is Feasible	Pop-up Emitter for Downspouts	Grass-Swale Conveyance	Permeable Pavement in Parking Stalls	Bioretention planters	Regional Detention Ponds
Require Green Stormwater Infrastructure including non-infiltrating practices	Raingardens for Residential Units	Bioretention Swale/Planters with Curb Openings	Permeable pavement in Travelled Way	Rain Gardens in medians	Underground Detention
Require On-site Green Stormwater Infrastructure for WQ Treatment	Permeable Sidewalks	Build/Rebuild Storm Drain Pipes	Bioretention Swales	Permeable Pavement Water Quality Treatment	Sportsfield/Playfield Detention (detention during wet season only)
Require On-site Retention to Performance Standard (e.g. 2-year)	Permeable Pavement Driveways		Bioretention Planters with Detention	Allow parcel stormwater treatment within ROW	New Rainwater Park at Sunset Terrace
Allow Zero Discharge of Runoff Off-Site	Cisterns for Residential Units		Rain Gardens in medians		Rainwater Harvesting for Irrigation Use
Allow Fee In-lieu of Providing On-site Detention	Green Roofs		Detention Swales		
Effective Impervious Area Caps	Harrington Street Green Connection		Underground Cisterns for Street Irrigation		
Green Parking Lot Standards	Rainwater Harvesting		Develop narrow street standards to reduce impervious coverage		
			Detention Tanks/Vaults within ROW		

ALTERNATIVE 2: Mid-Range Intensity Improvements					
Parcel-Based Stormwater Requirements	Sunset Terrace Stormwater Techniques	Conveyance Improvements in ROW	Flow Control BMPs in ROW	Water Quality Treatment BMPs in ROW	Open Space/Sub-regional Facilities
Meet Code Requirements On-site	Meet Code Requirements On-site	No improvements	No improvements	No improvements	No improvements
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Require On-site Green Stormwater Infrastructure for WQ Treatment	Permeable Sidewalks	Build/Rebuild Storm Drain Pipes	Bioretention Swales	Permeable Pavement Water Quality Treatment	Sportsfield/Playfield Detention (detention during wet season only)
Require On-site Retention to Performance Standard (e.g. 2-year)	Permeable Pavement Driveways		Bioretention Planters with Detention	Allow parcel stormwater treatment within ROW	New Rainwater Park at Sunset Terrace
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Green Parking Lot Standards	Rainwater Harvesting		Develop narrow street standards to reduce impervious coverage		
			Detention Tanks/Vaults within ROW		

ALTERNATIVE 3: High Intensity Improvements					
Parcel-Based Stormwater Requirements	Sunset Terrace Stormwater Techniques	Conveyance Improvements in ROW	Flow Control BMPs in ROW	Water Quality Treatment BMPs in ROW	Open Space/Sub-regional Facilities
Meet Code Requirements On-site	Meet Code Requirements On-site	No improvements	No improvements	No improvements	No improvements
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Green Parking Lot Standards	Rainwater Harvesting		Develop narrow street standards to reduce impervious coverage		
			Detention Tanks/Vaults within ROW		

Attachment C

USEPA Comment Letter



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 10**

1200 Sixth Avenue, Suite 900
Seattle, WA 98101-3140

City of Renton
Planning Division
OFFICE OF
ECOSYSTEMS, TRIBAL AND
POLITICAL AFFAIRS
OCT 20 2010

October 18, 2010

Erika Conkling, Senior Planner
City of Renton
Department of Community and Economic Development
1055 S. Grady Way
Renton, Washington 98057

RECEIVED

RE: U.S. Environmental Protection Agency (EPA) Region 10 comments on the Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS) for the redevelopment of the Sunset Terrace public housing community and associated neighborhood revitalization. (EPA Project Number: 10-051-HUD)

Dear Ms. Conkling:

The EPA has reviewed your NOI dated September 17, 2010, regarding the redevelopment of the Sunset Terrace public housing community in King County, Washington. Our review of the NOI was conducted in accordance with our responsibilities under National Environmental Policy Act (NEPA) and Section 309 of the Clean Air Act.

Section 309 specifically directs the EPA to review and comment in writing on the environmental impacts associated with all major federal actions. Under our Section 309 authority, our review of the Draft EIS (DEIS) will consider the expected environmental impacts, and the adequacy of the DEIS in meeting procedural and public disclosure requirements of NEPA. A copy of our rating system is enclosed.

We appreciate the background information posted on the City of Renton's website (<http://rentonwa.gov/business/default.aspx?id=2060>) – the “Scoping Document” is particularly useful. The “Environmental Topics” listed on pages 6-10 of your scoping document – as well as your public meeting - are exemplary of an effective scoping approach.

Overall, we believe that your planning can lay the foundation for the redevelopment of Sunset Terrace into a healthy, livable, affordable, viable and green community. Such a community would likely be consistent with the HUD-DOT-EPA Interagency Partnership for Sustainable Communities' (Partnership) six livability principles.¹ The principles are:

- provide more transportation choices;
- promote equitable, affordable housing;
- enhance economic competitiveness;
- support existing communities;
- coordinate and leverage federal policies and investment; and,

¹ <http://epa.gov/dced/partnership/index.html>

- value communities and neighborhoods.

These principles frame our review and participation in the Project.

In our enclosed, detailed comments we identify issues which we believe you should consider in the development of the EIS. With regard to the Partnership, our enclosed comments on “Transportation” and “Monitoring” discuss opportunities for pursuing and developing livability measures. Pursuing livability measures contributes to a better and broader understanding of which redevelopment actions most effectively achieve results consistent with the Partnership’s principles.

Our enclosed comments also address perspectives on stormwater – including our general expectation that redesigned stormwater drainage systems should result in long term water quality benefits. More specifically, we identify pre-development hydrology as a potential goal for your stormwater management efforts. Low impact development techniques – as noted in your scoping materials - are one method of moving towards such a goal. EPA’s Stormwater Program² and Smart Growth Division³ are potentially useful information sources. Consider, for example, EPA’s “Water Quality Scorecard: Incorporating Green Infrastructure Practices at the Municipal, Neighborhood, and Site Scale”.⁴

Thank you for this opportunity to comment and if you have any questions please contact me at (206)-553-6382 or peterson.erik@epa.gov.

Sincerely,



Erik Peterson
NEPA Reviewer
Environmental Review and Sediment Management Unit

Enclosures:

EPA Detailed Comments on the NOI to Prepare an EIS for the Redevelopment of Sunset Terrace
EPA Rating System for Draft Environmental Impact Statements

² http://cfpub.epa.gov/npdes/home.cfm?program_id=6

³ <http://www.epa.gov/smartgrowth/index.htm>

⁴ http://www.epa.gov/smartgrowth/water_scorecard.htm

EPA DETAILED COMMENTS ON THE NOI TO PREPARE AN EIS FOR THE REDEVELOPMENT OF SUNSET TERRACE

Range of Alternatives

According to NEPA the range of reasonable alternatives should respond to the purpose and need for the project and to issues identified during the scoping process. This ensures that the EIS provides the public and the decision-maker with information that sharply defines the issues and identifies a clear basis for choice.

We believe that the environmental impacts of the project may be as much a function of planning concepts⁵ and design guidelines/ mitigation measures⁶ as it is a function of the intensity and density of redevelopment (number of units, square footage of office and retail and acreage of open space). Varying the location and type of public investment as well as anticipating different levels of private investment is a reasonable overall approach for these complex issues.

Phased Approach

Conformity rules under the Clean Air Act identify impacts as temporary only if they last 5 years or less. The question of whether or not this finding should also apply to impacts regarding noise, water quality, habitat, species, and so on should be examined. Long term social, economic, and environmental impacts should be acknowledged and appropriately mitigated.

Air Toxics

There are a large number of human epidemiology studies showing increased lung cancer associated with diesel exhaust and significant potential for non-cancer health effects. To help disclose and mitigate potential human health impacts from Mobile Source Air Toxics (MSAT) – especially diesel exhaust - we are providing the following recommendations.

1. Discuss the cancer and non-cancer health effects associated with air toxics and diesel particulate matter. We believe that the resources listed below provide valuable background for this discussion.
 - a. EPA's 2002 National Air Toxics Assessment⁷
 - b. Puget Sound Clean Air Agency's Puget Sound Air Toxics Evaluation,⁸
 - c. Oregon Department of Environmental Quality's Portland Air Toxics Assessment.⁹
 - d. Control of Hazardous Air Pollutants from Mobile Sources Final Rule¹⁰
 - e. Health Effects Institute's May 2009 Special Report 17, "Traffic Related Air Pollution: A Critical Review of the Literature on Emissions, Exposure and Health Effects"¹¹
 - f. American Association of State Highway and Transportation Officials' March 2007 study, "Analyzing, Documenting, and Communicating The Impacts of Mobile Source Air Toxic Emissions in the NEPA Process"

⁵ Building height and massing, Open space, Topography, Connections/ edges, Circulation, Land use.

⁶ Opportunities for infrastructure, energy and transportation needs with respect to greatest possible efficiency

⁷ <http://www.epa.gov/ttn/atw/natamain/>

⁸ http://www.pscleanair.org/airq/basics/psate_final.pdf

⁹ <http://www.deq.state.or.us/airq/toxics/pata.htm>

¹⁰ 72 FR 8428, February 26, 2007

¹¹ <http://pubs.healtheffects.org/getfile.php?u=453>

- g. Recent papers published and presented at the 89th annual Transportation Research Board Meeting.¹²
 - i. *Simplifying the Estimation of the Health Impacts from Freight Activity in an Urban Environment*
 - ii. *Bus Shelter Placement and Exposure to Particulate Matter for Waiting Transit Passengers*
 - iii. *Results of a Comprehensive Field Study of Fuel Use and Emissions from Non-Road Diesel Construction Equipment*
- 2. Identify sensitive receptor locations, particularly parks, schools, hospitals, day care centers, etc.
- 3. Disclose all locations at which emissions would increase near sensitive receptors. Consider intersections, increased traffic, including increased diesel traffic and increased loads on engines (higher speeds, climbs, etc.).
- 4. Assess or account for (qualitative or modeled depending on the severity of existing and projected conditions) factors that could influence the degree of adverse impact to human health. These factors include, for example, distances to human activity centers and sensitive receptor locations and the amount, duration, location and dispersion of emissions.
- 5. Hotspot analysis for receptor locations for air toxics and particulate matter.
- 6. Commit to a full suite of air quality construction mitigation measures to avoid and minimize construction-related emissions to the extent possible.
 - a. See the Clean Construction USA website at <http://www.epa.gov/otaq/diesel/construction/> for many examples of construction mitigation measures, case studies, and examples of institutional arrangements for implementing this mitigation.

For more information about mobile source air toxics, please contact Wayne Elson of our Air Program office at (206)553-1463.

Indoor Air

We commend the Seattle Housing Authority and partners for the indoor air quality benefits achieved through the Breathe Easy project at High Point. We encourage the City of Renton to integrate lessons learned at High Point into the redevelopment of Sunset Terrace. Findings from the Breathe Easy project at High Point may be especially relevant for Sunset Terrace as the two public housing communities were constructed by the same developer at nearly the same time. See EPA's website on Indoor Air Quality for additional information: <http://www.epa.gov/iaq/>

Legacy Pollutants

Phase I and *Phase II* environmental site assessments should be conducted, as appropriate, in accordance with American Society for Testing and Materials standards. Please disclose the most recent findings from any relevant legacy pollutant studies in the Draft EIS.

¹² http://www.trb.org/Main/Blurbs/2010_TRB_89th_Annual_Meeting_Compilium_of_Papers_162791.aspx

For more information about EPA Region 10's Brownfield Program, please contact Brooks Stanfield at (206)553-4423 and/or see the program's website at: <http://yosemite.epa.gov/r10/cleanup.nsf/sites/bf>

Health Impact Assessment

Projects that have potential to substantially affect social, economic, and/or environmental conditions within communities may benefit from a Health Impact Assessment (HIA), or, at least, elements of HIA. HIA is a combination of procedures, methods, and tools that enables systematic analysis of the potential positive or negative effects of a policy, plan, program or project on the health of a population and the distribution of those effects within the population.¹³ HIA also identifies actions to mitigate negative effects. The potential need to address health is supported by the NEPA at Public Law 91-190, 42 U.S.C. 4321-4347, §4321 and §4331; by NEPA regulations at 40 CFR 1508.8, and 1508.27; by Executive Order 12898 on Environmental Justice; and E.O. 13045 on Children's Health and Safety.

Assessing health impacts is important in conducting environmental impact analyses because health effects from development projects, programs, or policies are often more far-reaching than is commonly recognized. Environmental analyses often consider release of pollutants, contaminant exposure, and/or cancer risks, but other health impacts that could occur are often overlooked. For example, other health impacts that could occur include:

- Income from new jobs can have positive health impacts by increasing socioeconomic status or increasing access to health care. This income has also been associated with decreased access to health care by changing someone's eligibility for public assistance programs. Income from new jobs has also been associated with increased rates of alcohol and drug use, and domestic violence and child abuse due to increased discretionary income, rapid social and community change (particularly in rural areas) and disrupted family structure due to unusual work schedules.
- Replacing low-income housing with high-cost housing can lead to negative health impacts on displaced populations, including increased incidence in chronic diseases, depression, and anxiety.
- Adding lanes to a roadway increases vehicle traffic volume and speed. This could result in increased motor vehicle crashes and increased severity of those crashes. Increased vehicle volume also affects air quality in neighborhoods adjacent to the road, potentially exacerbating the rate and severity of respiratory disease in vulnerable populations.
- Adding green space to a community, such as neighborhood parks, can lead to increased physical activity, which may lower incidence of obesity and cardiovascular disease, while providing a greater sense of well being and improved mental health for residents.

Health effects such as these have been documented, but are rarely addressed in environmental analyses.

When it appears that a HIA should be conducted, we recommend involving public health professionals early to assist in data gathering and analysis. Public health data and expertise may be available from local and state health departments, tribal health agencies, or federal public

¹³ International Association for Impact Assessment (IAIA) definition, modified from the World Health Organization's Gothenberg consensus statement (1999).

health agencies such as the U.S. Centers for Disease Control and Prevention's National Center for Environmental Health, U.S. Agency for Toxic Substances and Disease Registry, or Indian Health Service.

Guidelines for conducting HIA are available from various sources, including:

- The World Health Organization (WHO) website provides links to many of these at: <http://www.who.int/hia/about/guides/en/>.
- The International Finance Corporation has developed detailed guidelines for conducting HIA. <http://www.ifc.org/>.
- World Health Organization webpage on HIA: <http://www.who.int/hia/en/>.
- U.S. Centers for Disease Control and Prevention webpage on HIA: <http://www.cdc.gov/healthyplaces/hia.htm>.

Water

303(d) Listed Waters and Total Maximum Daily Loads (TMDLs)

To meet the requirements of the Clean Water Act, the EIS must identify all water bodies likely to be impacted by the project, the nature of the potential impacts, and the specific pollutants likely to impact those waters. If there are 303(d) listed water bodies in the project area, the EIS must additionally disclose information regarding TMDLs, the water bodies to which they apply, and pollutants of concern. Provisions for antidegradation of water quality also apply to water bodies where water quality standards are presently being met.

303(d) listed waters should not be further degraded and should be consistent with TMDLs to restore beneficial use support for impaired waters. If additional pollutant loading is predicted to occur to a 303(d) listed streams as a result of a transportation project, the project should include measures to control existing sources of pollution to offset pollutant addition from road construction, so that no deterioration of water quality occurs.

Where appropriate, consider implementing watershed or aquatic habitat restoration activities to compensate for past impacts to aquatic resources, particularly in watersheds with 303(d) listed waters where development may have contributed to aquatic impairments through past channelization, riverine or floodplain encroachments, sediment delivery during construction, and other activities that may have affected channel stability, water quality, aquatic habitat, and designated waterbody uses.

Predevelopment Hydrology

We believe that designing for predevelopment hydrology may be an effective water quality management strategy for the Project. EPA's "Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act" details two potential approaches for maintaining and/or restoring, "...the predevelopment hydrology of the property with regard to the temperature, rate, volume, and duration of flow."¹⁴

¹⁴ www.epa.gov/owow/nps/lid/section438

Transportation

Integrating enhancements for public transportation, bicycles and pedestrians – as well as providing through capacity for vehicles – is consistent with quality urban design, increases clean and efficient transportation options, and promotes healthy living. The City of Renton’s background materials show an interest in an integrated and multi-modal strategy for transportation. Activities and planning around Sunset Boulevard appear to present substantial opportunities for integrated and multi-modal transportation improvements.

To assess/inform the sustainability of your designs we recommend you consider and discuss – if appropriate - the usefulness of relevant performance metrics. “Greenroads”, for example, is a tool which can be used to assess/ inform roadway sustainability – a key component of an integrated and sustainable transportation system.¹⁵ For more information on measuring the sustainability of streets and transportation contact the author of this letter for a copy of the memorandum to EPA Smartgrowth from ICF International, “Scoring Smart Growth Streets Literature Review – Findings”

The following resources may also help to assess/ inform your transportation plan:

- Green Highway Partnership.¹⁶
- The following references from the 89th annual Transportation Research Board Meeting.¹⁷
 - *Carsharing’s Impact on Household Vehicle Ownership*
 - *Examining Transportation Impacts with a Multimodal Perspective*
 - *Catching a Ride on the Information Super Highway*
 - *Markets for Dynamic Ridesharing*
 - *How does the Built Environment Influence Pedestrian Activity and Pedestrian Collisions at Intersections*

Monitoring

EPA believes the Project presents opportunities to redevelop Sunset Terrace in a manner consistent with the HUD-DOT-EPA Interagency Partnership for Sustainable Communities’ (Partnership) six Livability Principles. Another aspect of the Partnership is the “Partnership Agreement”.¹⁸ In this agreement, HUD-DOT and EPA state their intention to “Develop livability measures and tools”.

We believe monitoring associated with the overall redevelopment effort is an opportunity to both learn about and learn from livability measures and tools. Efforts to benchmark existing conditions; develop tools to measure progress towards achieving community visions; and, increase the accountability of engaging in sustainable redevelopment may help to (i) move the national dialogue on livability measures forward, and, (ii) effectively measure the performance of your efforts.

¹⁵ <http://www.greenroads.us/>

¹⁶ <http://www.greenhighwayspartnership.org/index.php>

¹⁷ http://www.trb.org/Main/Blurbs/2010_TRB_89th_Annual_Meeting_Compilium_of_Papers_162791.aspx

¹⁸ <http://www.epa.gov/dced/partnership/index.html>

We recommend that the EIS discuss your effectiveness monitoring strategy. Potentially useful general guidelines and resources for an effective monitoring strategy include, but are not limited to:

- Council on Environmental Quality's "Draft Guidance for NEPA Mitigation and Monitoring".¹⁹
- EPA's Green Communities.²⁰
- The U.S. Green Building Council's Leadership in Energy and Environmental Design Neighborhood Development.²¹

For more information on the Partnership contact Melanie Wood at 206-553-1107.

Plants and Animals

Urban Forest Restoration

Potentially beneficial urban forest restoration goals include, but are not limited to, the following:

- Enhancing connections to adjacent neighborhoods.
- Connecting wildlife/bird corridors and increasing habitat.
- Enhancing stormwater management, increasing water evaporation, reducing thermal heating effects and offsetting carbon emissions.
- Enhancing public open spaces and pedestrian corridors.

EPA strongly supports these goals and we recommend that the EIS compare how different redevelopment alternatives, design guidelines/ mitigation measures and planning concepts would impact reaching them. For more information on the human dimensions of urban forestry and urban greening see <http://www.naturewithin.info/>.

Threatened and Endangered Species

The EIS should identify the endangered, threatened, and candidate plant and animal species under ESA, and other sensitive species within the project area. The EIS should describe critical habitat for the species; identify impacts the project would have on species and their critical habitats; and how the project would meet all ESA requirements, including consultation with the U.S. Fish and Wildlife Service (USFWS) and National Oceanographic Atmospheric Administration National Marine Fisheries Service (NOAA Fisheries). We believe an adequate EIS includes – if relevant to the project - a biological assessment and/or a description of the ESA Section 7 consultation with USFWS and NOAA Fisheries.

Invasive Species

Ground disturbing activities create opportunity for establishment of non-native invasive species. In compliance with NEPA and with the Executive Order 13112, analysis and disclosure of these actions and their effects, as well as any mitigation to prevent or control such outbreaks should be included. We urge that disturbed areas be revegetated using native species and that

¹⁹ [http://ceq.hss.doe.gov/nepa/regs/Mitigation and Monitoring Draft NEPA Guidance FINAL 02182010.pdf](http://ceq.hss.doe.gov/nepa/regs/Mitigation_and_Monitoring_Draft_NEPA_Guidance_FINAL_02182010.pdf)

²⁰ <http://www.epa.gov/greenkit/index.htm>

²¹ <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148>

there be ongoing maintenance (wholly or primarily non-chemical means) to prevent establishment of invasives in areas disturbed by project activities.

Land Use

Urban Agriculture

Potential environmental benefits from urban agriculture include, but are not limited to: including but not limited to:

- Reduced food transportation costs and emissions.
- Water quality benefits from stormwater infiltration and water re-use.
- Food security.
- Economic opportunity.
- Community building.
- Increased supply of traditional foods.
- Reduced organic waste through on-site composting.
- Reduced food packaging waste.
- Increased opportunities for exercise.
- Reduced landscaping maintenance costs.

We recommend that the City of Renton consider urban agriculture and its potential benefits in the DEIS. Some issues to consider include the following:

- The current and future (under various redevelopment alternatives and/or planning concepts) areal extent of urban agriculture on the site
- The current and future economic and social contributions of urban agriculture on the site.
- An urban agriculture plan which addresses:
 - The appropriate balance of individual ownership and shared spaces
 - Leadership and organizational structures and processes
 - Visual impacts from different urban agriculture practices (including untidy or weedy plots)
 - Erosion from rotating or unplanted areas
 - Insect and small mammal infestations
 - Water management (e.g., the difference between the water consumption of drought tolerant landscaping and urban agriculture)
 - Cost/ benefit analysis of pesticide and herbicide use versus integrated pest management and organic agriculture
 - Adaptive management and mitigation of potential soil contamination.

In addition to numerous useful and up-to-date local resources on urban agriculture you may find the U.S. Department of Agriculture's National Agriculture Library Alternative Farming Systems Information Center helpful.²²

Energy (Climate Change and Greenhouse Gases)

On December 7, 2009, EPA Administrator signed two distinct findings regarding greenhouse gases (GHG) under section 202(a) of the Clean Air Act:

²² http://afsic.nal.usda.gov/nal_display/index.php?info_center=2&tax_level=2&tax_subject=301&topic_id=1444

The Administrator finds that six greenhouse gases taken in combination endanger both the public health and the public welfare of current and future generations. The Administrator also finds that the combined emissions of these greenhouse gases from new motor vehicles and new motor vehicle engines contribute to the greenhouse gas air pollution that endangers public health and welfare under CAA section 202(a).²³

These findings do not themselves impose any requirements on industry or other entities. In the absence of Federal law or policy regarding the mitigation of greenhouse gases we recommend that entities take voluntary action to mitigate GHG emissions. We, therefore, encourage efforts to mitigate embodied, operational, and transportation carbon impacts. Innovative energy designs – including partnerships with nearby facilities – are potentially significant opportunities to mitigate GHG emissions.

Your proposed focused review of greenhouse gas emissions using the King County greenhouse gas emissions worksheet will help to facilitate efforts to understand and continually reduce GHG emissions. We support such an analysis, as is planned for this project, to increase preparedness for and decrease potential costs associated with meeting local, county, state, regional, national, and international responses to climate change.²⁴ We note the Whitehouse Council on Environmental Quality's (CEQ) October, 6 2010 Guidance on Federal Greenhouse Gas Accounting and Reporting.²⁵ This Guidance establishes Government-wide requirements for measuring and reporting GHG emissions associated with Federal agency operations. The guidance is accompanied by a separate Draft Technical Support Document that provides detailed information on Federal inventory reporting requirements and calculation methodologies.

In addition, we recommend you consider the following resources regarding climate change and GHGs:

- Draft NEPA Guidance on Consideration of the Effects of Climate Change and Greenhouse Gas Emissions.²⁶
- Recent papers published and presented at the 89th annual Transportation Research Board Meeting, including:
 - *Current Practices in GHG Emissions Savings from Transit*
 - *Reducing CO2 Emission in King County: An Integrated Urban Form and Technology Approach*
 - *A disaggregated Empirical Analysis of the Determinants for Urban Travel GHG Emissions – Quebec*

²³ <http://www.epa.gov/climatechange/endangerment.html>

²⁴ Consider, for instance, Local Governments for Sustainability, King County Climate Plan, Northwest Regional Greenhouse Gas Initiative, Western Climate Initiative, the Energy Independence and Security Act of 2007 and the Bali Action Plan.

²⁵ <http://www.whitehouse.gov/administration/eop/ceq/sustainability/fed-ghg>

²⁶ http://ceq.hss.doe.gov/nepa/regs/Consideration_of_Effects_of_GHG_Draft_NEPA_Guidance_FINAL_02182010.pdf

Environmental Justice

In compliance with NEPA and with E.O. 12898 on Environmental Justice, actions should be taken to conduct adequate public outreach and participation that ensures the public and Native American tribes truly understand the possible impacts to their communities and trust resources. Minority and/or low income communities and tribes must be effectively informed, heard, and responded to regarding the project impacts and issues affecting their communities and natural and cultural resources. The information gathered from the public participation process and how this information is factored into decision-making should be disclosed in the EIS.

EPA requests the following information from lead agencies, at a minimum, when reviewing EISs to determine the adequacy of analysis:

- Describe the efforts that have/will be taken to inform the communities about the impacts of the project and to ensure “meaningful public participation” by the potentially affected communities/individuals.
- Identify low income and people of color (minority) communities in the impact area(s) of the project.
- Disclose in the EIS what was heard from the community about the project during the public participation sessions by listing the impacts identified by the project proponent and the communities (perceived and real).
- Address whether these impacts are likely to occur and to whom, and evaluate all impacts for their potential to disproportionately impact low income and/or people of color (minority) communities.
- Describe how what was heard from the public was/will be incorporated into the decisions made about the project (such as the development of alternatives or choice of alternatives).
- Propose mitigation for the impacts that will or are likely to occur.

Tribal Consultation

Government-to-government consultation with federally recognized Indian tribal governments is legally required. Executive Order 13175, Consultation and Coordination with Indian Tribal Governments, and the President’s executive memorandum of September 22, 2004 are the latest iterations of federal government policy; the latter directed that:

Each executive department and agency ... shall continue to ensure to the greatest extent practicable and as permitted by United States law that the agency's working relationship with federally recognized tribal governments fully respects the rights of self-government and self-determination due tribal governments.

Executive Order 12898 on Environmental Justice is also relevant to Indian tribes, including both federally recognized tribes and tribes that are not formally recognized but that comprise minority and/or low-income populations. Special efforts must be taken to avoid disproportionate adverse environmental impacts on such tribes, and to eliminate barriers to their full participation in the NEPA process and related processes of environmental review.

The lead federal agency responsible for a NEPA analysis is responsible for consulting government-to-government with the governments of federally recognized tribes, and for

consulting, though not necessarily on a formal government-to-government basis, with non-recognized tribes. In all cases, efforts must be made to respect tribal cultural interests, values, and modes of expression, and to overcome language, economic, and other barriers to tribal participation.

Special attention should be paid to environmental impacts on resources held in trust or treaty resources. Trust resources include those resources held in trust by the U.S. government on a tribe's behalf (such as tribal lands, minerals, and timber). They also include resources in which a tribe has rights that the U.S. government is obligated to protect. However, there is a rule of treaty construction, established long ago by the Supreme Court, that a right not explicitly ceded by a tribe was reserved, so tribes may have a basis for arguing for consideration of a wide range of traditional land rights, such as the right to use religious places and the right to protect the remains of their ancestors.

For a NEPA analysis, this means that close consideration should be given to all types of resources and aspects of the environment that tribes regard as significant, and that this consideration be carried out in consultation with tribes. Consultation should begin at the earliest stages of NEPA review, when the purpose and need for the action are considered, alternatives are formulated, and approaches to scoping are established. It should continue through the remainder of the NEPA analysis, documentation, and review process and be documented in Environmental Impact Statements (EISs) and Records of Decision (RODs), Environmental Assessments (EAs) and Findings of No Significant Impact (FONSIs,) and the recordkeeping supporting the application of categorical exclusions.

EPA recommends that lead agencies consult with the potentially affected tribes specific to their interests and concerns. Among the issues that in EPA's experience are often of concern to tribes are:

- Reservation lands.
- Formally identified trust and treaty resources.
- Grave and burial sites.
- Off-reservation sacred sites.
- Traditional cultural properties or landscapes.
- Hunting, fishing, and gathering areas (including impacts to ecosystems that support animals and plants that are or once were part of the Tribes and tribal descendants' traditional resource areas).
- Access to traditional and current hunting, fishing and gathering areas and species.
- Changes in hydrology or ecological composition of springs, seeps, wetlands and streams, that could be considered sacred or have traditional resource use associations.
- Water quality in streams, springs, wetlands and aquifers.
- Travel routes that were historically used, and travel routes that may be currently used.
- Historic properties and other cultural resources.

Since the responsibility for government-to-government consultation with tribes is vested by law in the federal government, we recommend that a lead federal agency not delegate its tribal consultation responsibilities to the State or local government unless it has a formal agreement to such delegation with the pertinent tribal government or governments permitting such delegation, as well as a formal agreement with the State or local government as to how such consultation responsibilities will be carried out.

Cultural Resources

Impacts on cultural resources are often of concern to Indian tribes, both recognized and non-recognized, but they are also of concern to other groups as well. The NEPA regulations, at 40 CFR 1508.27(b) (3) and (8), require that effects on cultural resources are considered in judging the significance of environmental impacts. A variety of specific federal laws, laws of many states, Indian tribes, and other jurisdictions and a number of international conventions and recommendations apply to the management of impacts on different kinds of cultural resources, such as:

- Historic buildings, structures, sites, districts, and landscapes.
- Religious practices, beliefs, and places.
- Traditional uses of land and resources.
- Ancestral human remains and burial sites.
- Traditional ways of life.

The lead federal agency conducting a NEPA analysis should ensure that all such impacts are considered in an orderly and systematic manner, in full consultation with all concerned parties, especially those who may ascribe cultural importance to such resources. Such parties should be contacted early in the scoping process and consulted throughout the analysis, documentation, and review process.

Section 106 of the National Historic Preservation Act and its implementing regulations (36 CFR 800) outlines specific procedures to be used in examining potential impacts on historic places. These procedures should be carefully followed in the course of any NEPA analysis, but agencies must be careful not to allow attention to Section 106 review to cause analysts to give insufficient consideration to other kinds of cultural resources. Not all cultural resources are "historic properties" as defined in the National Historic Preservation Act (that is, places included in or eligible for the National Register of Historic Places); hence they cannot all be addressed through Section 106 review, but this does not mean that they do not need to be addressed under NEPA.

EPA recommends that no Finding of No Significant Impact (FONSI) or Record of Decision (ROD) be completed until the processes of consultation, analysis, review and documentation required by Section 106 of NHPA have been fully completed. If adverse effects to historic properties are identified, any Memorandum of Agreement (MOA) developed to resolve these concerns under Section 106 of NHPA should be referenced in the FONSI or ROD. Unless there is some compelling reason to do otherwise, the Section 106 MOA should be fully executed before a FONSI or ROD is issued, and the FONSI or ROD should provide for implementation of the MOA's terms.

Useful references include:

- <http://www.npi.org/nepa/index.html> regarding NEPA and cultural resources;
- http://www.epa.gov/compliance/resources/publications/ed/ips_consultation_guide.pdf includes the document, *Guide on Consultation and Collaboration with Indian Tribal Governments and the Public Participation of Indigenous Groups and Tribal Members in Environmental Decision Making*.
- Executive Orders:
E.O. 13175, Consultation and Coordination with Tribes.

**U.S. Environmental Protection Agency Rating System for
Draft Environmental Impact Statements
Definitions and Follow-Up Action***

Environmental Impact of the Action

LO – Lack of Objections

The U.S. Environmental Protection Agency (EPA) review has not identified any potential environmental impacts requiring substantive changes to the proposal. The review may have disclosed opportunities for application of mitigation measures that could be accomplished with no more than minor changes to the proposal.

EC – Environmental Concerns

EPA review has identified environmental impacts that should be avoided in order to fully protect the environment. Corrective measures may require changes to the preferred alternative or application of mitigation measures that can reduce these impacts.

EO – Environmental Objections

EPA review has identified significant environmental impacts that should be avoided in order to provide adequate protection for the environment. Corrective measures may require substantial changes to the preferred alternative or consideration of some other project alternative (including the no-action alternative or a new alternative). EPA intends to work with the lead agency to reduce these impacts.

EU – Environmentally Unsatisfactory

EPA review has identified adverse environmental impacts that are of sufficient magnitude that they are unsatisfactory from the standpoint of public health or welfare or environmental quality. EPA intends to work with the lead agency to reduce these impacts. If the potential unsatisfactory impacts are not corrected at the final EIS stage, this proposal will be recommended for referral to the Council on Environmental Quality (CEQ).

Adequacy of the Impact Statement

Category 1 – Adequate

EPA believes the draft EIS adequately sets forth the environmental impact(s) of the preferred alternative and those of the alternatives reasonably available to the project or action. No further analysis of data collection is necessary, but the reviewer may suggest the addition of clarifying language or information.

Category 2 – Insufficient Information

The draft EIS does not contain sufficient information for EPA to fully assess environmental impacts that should be avoided in order to fully protect the environment, or the EPA reviewer has identified new reasonably available alternatives that are within the spectrum of alternatives analyzed in the draft EIS, which could reduce the environmental impacts of the action. The identified additional information, data, analyses or discussion should be included in the final EIS.

Category 3 – Inadequate

EPA does not believe that the draft EIS adequately assesses potentially significant environmental impacts of the action, or the EPA reviewer has identified new, reasonably available alternatives that are outside of the spectrum of alternatives analyzed in the draft EIS, which should be analyzed in order to reduce the potentially significant environmental impacts. EPA believes that the identified additional information, data, analyses, or discussions are of such a magnitude that they should have full public review at a draft stage. EPA does not believe that the draft EIS is adequate for the purposes of the National Environmental Policy Act and or Section 309 review, and thus should be formally revised and made available for public comment in a supplemental or revised draft EIS. On the basis of the potential significant impacts involved, this proposal could be a candidate for referral to the CEQ.

* From EPA Manual 1640 Policy and Procedures for the Review of Federal Actions Impacting the Environment. February, 1987

