



Notice of Availability of a Final Environmental Impact Statement for the Sunset Area Community Planned Action, City of Renton, WA

Notice is hereby given that the City of Renton has issued a Final Environmental Impact Statement (Final EIS) for the Sunset Area Community Planned Action pursuant to the State Environmental Policy Act and the National Environmental Policy Act (SEPA/NEPA).

Description of the Proposal

Proposed Sunset Terrace Redevelopment. The proposal includes redevelopment of the Renton Housing Authority's (RHA's) Sunset Terrace public housing community, a 7.3-acre property with 100 existing units contained in 27 buildings that are 50-year-old, two-story structures, located at the intersection of NE Sunset Boulevard and Harrington Avenue NE. RHA also owns additional vacant land (approximately 3 acres with two dwelling units) 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 (which contains about 8 dwellings); RHA plans to incorporate these additional properties into the Sunset Terrace redevelopment for housing and associated services. The Sunset Terrace public housing community units, facilities, and infrastructure are antiquated and the project is dilapidated.

Conceptual plans propose redevelopment of Sunset Terrace and adjacent properties with mixed-income, mixed-use residential and commercial space and public amenities. The redevelopment would include a 1-to-1 unit replacement for all 100 existing public housing units. All existing public housing units will be replaced either on-site or off-site, at locations within the existing Sunset Terrace site, and the Planned Action Study Area within the City; no net loss of low income housing units would occur. The project will require relocation of all existing residents and RHA is developing a relocation plan. It is expected that, with the Sunset Terrace property and associated properties owned or purchased by RHA, up to 479 additional new units could be constructed with a portion of the total units being public, affordable, and market rate. Public amenities would be integrated with the residential development and could include the following: a community gathering space or "third place;" civic facilities such as a community center, senior center, and/or public library space; a new park/open space; retail shopping and commercial space; and green infrastructure.

Adjacent Area. 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 addresses 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.

SEPA Planned Action. 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 for future projects that are consistent with EIS assumptions and mitigation measures.

Alternatives. The Final EIS completes the environmental review process by revising or clarifying portions of the analysis and responding to public and agency comments on the Draft EIS. The Final EIS also introduces and reviews another alternative, called the Preferred Alternative, which is within the range of alternatives studied in the Draft EIS. The City analyzed three alternatives (Alternatives 1, 2, and 3) as part of the Draft EIS to determine its Preferred Alternative. The Preferred Alternative is evaluated in the Final EIS. All four alternatives are described below.

Alternative 1, No Action. RHA would develop affordable housing on two vacant properties, but it would not redevelop the Sunset Terrace public housing property. Very limited public investment would be implemented (e.g., some community services but no NE Sunset Boulevard or drainage improvements), resulting in lesser redevelopment across the Planned Action study area. A Planned Action would not be designated. The No Action Alternative is required to be studied under NEPA and SEPA.

Alternative 2. This alternative represents a moderate level of growth in the Planned Action Study Area based on investment in mixed-income housing and mixed uses in the Potential Sunset Terrace Redevelopment Subarea, targeted infrastructure and public services throughout the Planned Action study area, and adoption of a Planned Action Ordinance.

Alternative 3. This alternative represents the highest level of growth in the Planned Action study area, based on investment in the Potential Sunset Terrace Redevelopment Subarea with a greater number dwellings developed in a mixed-income, mixed-use style, major public investment in study area infrastructure and services, and adoption of a Planned Action Ordinance.

Preferred Alternative. This alternative represents neighborhood growth similar to and slightly less than Alternative 3 in the Planned Action Study Area, based on investment in the Potential Sunset Terrace Redevelopment Subarea with a moderate number dwellings developed in a mixed-income, mixed-use style oriented around a larger park space and loop road, major public investment in study area infrastructure and services, and adoption of a Planned Action Ordinance.

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 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

The City of Renton is acting as the Responsible Entity for compliance with the National Environmental Policy Act (NEPA) in accordance with 24 CFR §§ 58.1 and 58.4, and is the lead agency for compliance with the Washington State Environmental Policy Act (SEPA, RCW 43.21C).

Contact Person and Document Availability

For further information, 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

Availability of Document: Copies of the Final EIS are available at the above address for reference, and copies may be purchased for the cost of reproduction. The Final EIS is also available on the internet and can be viewed or downloaded at: www.sunsetarea.rentonwa.gov.

The NEPA/SEPA Final EIS will be available for a 30-day period until May 2, 2011. A NEPA Record of Decision (ROD) will be issued after the 30-day availability period.

Responsible Official

City of Renton Environmental Review Committee (ERC)

Date of Publication: April 1, 2011