APPENDICES:

- Appendix 1 – 08.04.09 – Framing Opportunities
- Appendix 2 – 08.04.09 – Opportunities Map and Notes
- Appendix 3 – 08.24.09 – Council, School Board and RHA Work Session notes
- Appendix 4 – 09.10.09 – Community Open House Displays
- Appendix 5 – 09.22.09 – Interdepartmental/Interagency Staff Team (IST) Workshop notes
8/4/09
FRAMING OPPORTUNITIES

SUNSET TERRACE

TIMING

REPLACEMENT HOUSING

GROUND RELATED FAMILIES

SENIORS, HANDICAPPED, SPECIAL NEEDS

DIVERSE POPULATION

PROP OWNS + BUSINESSES

TASK FORCES - THIRD PLACE

EXISTING FACILITIES - LOCATION + OPERATIONS

SCHOOLS - BUSSING + TIMING

30 MIN. RIDE MAX GOAL

COORD. W/ REC CENTERS

KEY INFRASTRUCTURE, SIDEWALKS
OPPORTUNITIES - FRAMING 8/4

- SUNSET BLVD IMPROVEMENTS
- STORMWATER, USE OF R.O.W.
- CATHOLIC COMMUNITY SUCS - FAMILY TOWNHOUSES - NEEDS
- SUNSET - CONNECTION/BARRIER?
- SAFETY - LOCATION OF AMENITIES AND SERVICES?
- 2 SUBCOMMUNITIES? HOW USED?
- QUALITY OF LIFE & PRIVATE DEVELOP.
- LACK OF REC & GARDEN SPACE
A Community Gathering

Third Place
- Rest/Relax/Gather
- Comm. Ctr/ Lib/ Park/ Coffee shop/ Combo
  → Network of Activity nodes

Sunset Terrace
- Create a "sense of place" views
- 300-600 units
- Central to ped. circulation
- Attract public/private/Federal investment (Hope III)
- May not large enough to support area

Potential to up-grade existing amenities - (evening use)

North Highland Park = Jewel — capitalize on site
APPENDIX 2 – 08.04.09
Opportunities Map and Notes

LIBRARY

- Potential Location - Sunset Terrace - NE 4th
- Commercial uses adj. to Lib. - Blended uses (coffee shop, etc)

Recreation Facilities/Center

- Don’t replicate the same facilities (work out by inter-local agreement)
- North Highlands is a “wreck”
- Adj. to school -

Place for young mothers

Large families dispersed
Community owned land for Open Space

Community Gardens
- Harrington/12th intersection “bow-tie”

Church Properties
- Sunset Blvd -

AUDIENCE
B. HEALTHY, WALKABLE COMMUNITY

- COMPLETE STREETS
  - BIKES, PEDESTRIANS, AUTOS
- ENVIRONMENTAL BENEFIT
- INTRODUCED TO COMMISSION + PLN DEPT
- HOW TO IMPROVE BIKE OPTIONS?
- HARRINGTON & CONNECTOR?
  - PE DS - CLOSING A PORTION OF TERRACE
  - STORMWATER
  - THIRD PLACE - NOT CONSOLIDATED
- GREEN STREETS?
  - CLOSURES - PED ONLY?
- LESS DENSE POPULATION - DESTINATION OF SUNSET?
- GLENWOOD / HARRINGTON - TRAFFIC COUNTS?
B. Connections to Nature + Views

- Safety + Security -
  - Eyes on the Street
  - Behind the Library.
- Ped Paths.
- School Bus Routes?
  What are they?
CALLYST ACTIONS

- infrastructure - stormwater
- RHA/Sunset Terrace - frontage impacts
- planned action EIS
- homeownership/jobs/hsg. ratio

→ utilities undergrnd.

Fire: needs thorough fares, access

Sunset Terrace ➔ huge catalytic opp. federal HUD #?

+ other Comm. serv. needs

t/ library (perhaps)

C Sunset Terrace?

➔ multiple City/

RHA land exchanges/deals

RSD

pedestrian crossing/ safety

visible, public needs to be able to see, feel

physical location must be central

planned action EIS

galvanize quality ➔ helps ID barriers to investment plan
such as devlpt. work

➔ helps create vision

low interest loans ➔ property owners

RHA: getting Edmonds - Glenwood moving

112 units (some replegt. hsg.)

creates fund opportunities ➔ need large family units

need services enriched community

increase in hsg./ not just rental
WHAT IS THE TIMELINE?

GOAL FOR PLANS FOR 2011

GREEN INFRASTRUCTURE

• BENEFIT AS AMENITY

• POTENTIAL AT HIGHLANDS REC CENTER? USE OF OPEN SPACE

• HARRINGTON + 7TH?

• ASSOCIATE DEVELOPMENT INTENSITY WITH GREEN INFRA.

• AVAILABLE WIDTH.

8.24.09
- Rare opportunity to collaborate
- Potential for maint+ops collaboration?
- School Dist. long-range planning? Jan./Hillcrest being considered.
- RHA properties: potential for green infra. in redevelopment.
- Street closure? colocate facilities?
- Hauser terrace - BPA lines
- Incentive for private dev.
PARTNERSHIPS

- Meetings needs today and plan for future potential to share demographic study

- Highlands Library: reloc. would be good. potential for exist. site

- RHA: desire to incorporate affordable daycare conduit for funding? provider?
  - Daycare provider in neighborhood
Potential that DHA offices could be relocated in redevelopment
- 35 employees
- 1 acre land
- Rec Center + RHA
- Partnerships - vouchers
- Adult classes - tech + college
- Have been cut
- Park, rec + open space NP update
  this fall
Sunset Blvd

Area of need along SH87
Center (jaywalking misleading)
Opening in fence superb

Pedestrian/Auto Clarification
Row & Bowling Alley/Drive
Park? Swale & Median?
School Walking Rad Lanes?

Bike Lanes: Busy/Dangerous
Need for good walk+bike
Out of Neighbor 12th + Sunset?
Kirkland

Edmonds b/w 12th + Sunset
A shortcut - shut down?

Bike+Ped MP Coord
Tonight’s Open House

• Please check in here

• Get tokens for voting on options

• Visit the displays

• Vote and leave comments

Thank you for coming and participating!
### Highland Action Plan Scorecard

Implementation of the Highlands Phase II Task Force Recommendations

<table>
<thead>
<tr>
<th>Task</th>
<th>Task Initiated</th>
<th>Task Completed</th>
<th>Task Deferred</th>
<th>Money Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Start with the easiest tasks to complete</strong></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>• Develop a package of redevelopment incentives for the Highlands</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>• Strengthen and develop provisions for code enforcement</td>
<td>✓</td>
<td></td>
<td></td>
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<tr>
<td>• Use streetscape prototypes in planning and permitting operations</td>
<td>✓</td>
<td></td>
<td></td>
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<tr>
<td>• Add “down light” pedestrian-scale lighting standards to the Highlands design regulations</td>
<td>✓</td>
<td></td>
<td></td>
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<tr>
<td>• Evaluate location criteria for the methadone clinic</td>
<td></td>
<td></td>
<td>Late 2009</td>
<td></td>
</tr>
<tr>
<td>• Implement Low Impact Development storm water standards</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>Initiate recommendations that will require on-going support</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>• Expand business and neighborhood safety and crime awareness programs</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Start public outreach campaign</td>
<td>✓</td>
<td></td>
<td>2010</td>
<td></td>
</tr>
<tr>
<td>• Emphasize “good neighbor” practices</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>• Focus on business retention and enhancement in the Highlands, including a strategic plan for business district improvement</td>
<td>✓</td>
<td></td>
<td></td>
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<tr>
<td>• Create and manage a list of groups to publicize information about the need for volunteers and community support</td>
<td>✓</td>
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<tr>
<td><strong>Initiate planning for the “big idea”</strong></td>
<td></td>
<td></td>
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<tr>
<td>• Create a “third place” in the Highlands</td>
<td>✓</td>
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<td></td>
<td>$50,000</td>
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<tr>
<td><strong>Begin design work on Sunset Boulevard improvements</strong></td>
<td></td>
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<td></td>
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<tr>
<td>• Advocate for Sunset Boulevard improvements</td>
<td>✓</td>
<td></td>
<td></td>
<td>$540,000</td>
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<tr>
<td><strong>Begin work on two major infrastructure improvements</strong></td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>• Develop a sidewalk repair program in the Highlands</td>
<td>✓</td>
<td></td>
<td></td>
<td>$350,000</td>
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<tr>
<td>• Investigate the possibility of a sub-regional storm water drainage facility</td>
<td></td>
<td></td>
<td>2010†</td>
<td>$200,000</td>
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<tr>
<td><strong>Coordinate remaining infrastructure recommendations with future planning efforts</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>• Community Planning, including providing for the recreation needs of seniors</td>
<td></td>
<td></td>
<td>Late 2009</td>
<td></td>
</tr>
<tr>
<td>• Develop a package of major infrastructural improvement in the Highlands</td>
<td></td>
<td></td>
<td>2010†</td>
<td>$700,000</td>
</tr>
<tr>
<td>• Utilize public spaces and walkways for a useable public purpose</td>
<td></td>
<td></td>
<td>2009†</td>
<td></td>
</tr>
<tr>
<td>• Support expansion of the Highlands Library</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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1 Dependent upon budget approval.
2 Initiation based on outcome of Sunset Community Investment Strategy; could be coordinated with Community Planning.
3 Should be coordinated with the Parks, Recreation, Open Space, and Trails Update and Community Planning.
Sidewalk Replacement

City of Renton
Sidewalk and Curb Ramp Rehabilitation Project

• $350,000 will be spent on 4309 lineal feet of sidewalk replacement and repair, plus 18 ADA curb ramps

• Projects starting in Fall ‘09

Existing

Proposed

Sunset Area Community Investment Plan

Sunset Area Community Investment Strategy
Current Sunset Terrace
100 units for low income families & individuals living with a disability

Potential Redevelopment Opportunities (at Sunset Terrace and/or at other sites)
1-to-1 unit replacement for all 100 existing units

Redevelop Sunset Terrace with mixed-income, mixed-use residential and commercial space and public amenities.

Create up to 200 additional new affordable housing units and potentially 300 new moderate income to market rate housing units.

Facilitate potential public amenities, including a community gathering or “Third Place”; a new recreation/community center; a new library; a new park/open space; retail shopping and commercial space; parking; and/or green infrastructure.

Proposed Timeline
Depending upon available funding, the Sunset Terrace redevelopment project would likely be completed in multiple phases over the next five to ten years.
The Sunset Area
Consolidate Recreation Centers?

- Consolidate Recreation Centers in conjunction with playing fields or adjacent to parks and upgrade or enhance facility.
New Park Space?

- Potential for new or enhanced park spaces

Sunset Area Community Investment Plan

Sunset Area Community Investment Strategy
New Library?

- New library in a mixed-use building: combined with retail or community and human services and/or housing
Family Village at Hillcrest?

- Intergenerational Family Center with early childhood and senior programs
- Potential for mixed income “Green Village/ Low Impact” townhouses and open space
Green Connections?

- Use streets for bike lanes, pedestrians, natural drainage courses
- “Rainwater parks” as district storm water facilities
- Close some local streets to cars?
- Enhance pedestrian walkways

Sunset Area Community Investment Plan

Sunset Area Community Investment Strategy
A Community of Gardens?

- Community gardens as gathering places, passive recreation, and education
- Includes flat areas and terraced gardens

Sunset Area Community Investment Plan

Sunset Area Community Investment Strategy
“Third Place” Options?

New place(s) for community gathering along Sunset Blvd:

- A multi-purpose plaza adjacent to the new library, and/or
- Active retail, and/or
- Hardscape park
Sunset Blvd. Improvements?

- Gateway, improved presence and pedestrian enhancements:
  1. Enhanced crossings or
  2. Local retail access road or
  3. Landscaped medians

Sunset Area Community Investment Strategy
APPENDIX 4 – 09.10.09
Community Open House Comments

Voting Tabulations

<table>
<thead>
<tr>
<th>Issue</th>
<th>Yes</th>
<th>No</th>
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<tr>
<td>Consolidated Recreation Center at Highlands Park</td>
<td>10</td>
<td>33</td>
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<tr>
<td>New Library</td>
<td>40</td>
<td>18</td>
</tr>
<tr>
<td>Family Village</td>
<td>39</td>
<td>3</td>
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<tr>
<td>Green Connections</td>
<td>36</td>
<td>4</td>
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<tr>
<td>A Community of Gardens</td>
<td>32</td>
<td>2</td>
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<tr>
<td>The First Third Place</td>
<td>35</td>
<td>2</td>
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<tr>
<td>Sunset Boulevard</td>
<td>48</td>
<td>5</td>
</tr>
<tr>
<td>New Park Space</td>
<td>39</td>
<td>3</td>
</tr>
</tbody>
</table>

Comments

Consolidated Recreation Center at Highlands Park

Yes
Yes, I think Space #3 and Space #1 should be combined. It would make it more rooming for children.
Diversity use.
In the middle.
Option 3: 5 votes

No
Leave Highlands Center as is.
Keep the 2 rec centers separate.
A rec center on each side of Sunset - enlarge Highlands Rec Center and Hillcrest.
Please don't consolidate.
Too far from home.
Make existing facilities more visible - especially 1 and 2
It is a matter of access!
Need more info.
No, unless on rec center is very under-utilized.

New Library

Yes
Put library in Highlands Park.
A free public library is the best value in education - open to everyone. It should be modern and safe.
Yes, locate in B
#1=C, #2=B, if overhead crosswalk
Yes, site A is best. The current highlands library is too small. Mixed use is a good idea.
Option A: 5 votes
Option B: 6 votes
Option C: 9 votes

No
Expand existing facility
Stretch existing library footprint
Expand the hours
No new big library. Maybe in B.
Don't want to be part of KC
We need more hours first!
Expand collection and extend hours
Keep our library separate from KC
Highlands Library is fine.
Add green space adjacent to switch hours to be open on Fridays.

Family Village

Yes
Decent hours is the key to lower crime, better behavior. It is the incentive to increase work skills and good citizenship.
Intergenerational fam center with early childhood and senior program.
Keep it green and low impact.
Two areas, Highlands Park on Edmonds and Kirkland.
Please do not decrease low income housing.
Keep it mixed income.
Great idea.
cottage yes, green yes, car free yes, mixed age yes, mixed income yes, mixed race yes

No
Families are everywhere and don’t need to be limited/concentrated in one area.
No isolated centers like current N Highlands.
No rows of townhouses, yes clustered cottages, cars and garages on periphery

Green Connections

Yes
Please do not close local streets to cars. Also treat the storm water facilities to kill West Nile mosquitoes.
Frogs are endangered. Let’s have rain water parks with frogs.
Close streets ONLY IF sufficient parking on periphery.
Landscape on sidewalk.
Bike/Pedestrian friendly Renton needed.
Option A: 1 vote
Option B: 1 vote
Option C: 1 vote
Option D: 6 votes

No
Don’t want any streets closed.
No closing streets.
No street closure.
No closing of Jefferson.

A Community of Gardens

Sunset Area Community Investment Strategy

MITHŪN
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APPENDIX 4 – 09.10.09
Community Open House Comments

Comments, continued

Yes
I would like a community of gardens in highlands
I would like a garden in highlands park
I would like a garden in highlands park
Highlands Park
Veggies for low income families
vegetable
Parks Dept Pea Patch at HCC space
Pea Patch by Highlands Elementary School
Highlands Library
Highlands Library

No
Concerned about long term shift in community focus - lack of interest may cause maint. Issues

The First Third Place

Yes
It would be nice to have retail place like The Landing to go to when the weather isn’t nice.
Hillcrest Bowling Alley would be a good spot. Keep it. Build up existing area space.
Keep a bowling alley. Build up existing RHA office for residents services local businesses
Piazza, Hard scape and grass library. It sounds good
Highlands Park, 3rd Place with library and Sr Center
Yes, I would like and enjoy a new library in the Sunset Terrace area.
Police Precint in the Highlands
Open Patio area protected from heavy traffic
garden of 3rd sp NW Phia property with trees and places to sit.
Vacant Harrington lot
NE Sunset Blvd
NE 12th
library: 5 votes
Sunset Terrace: 2 votes

No
Yes, near library, but not elsewhere. Don’t hwant to encourage gangs or homelessness

Sunset Boulevard

Yes
 Improve ways to walk across street to shopping and to drive to them. Too hard to do.
Involve merchants and landowners to contribute to cleaning up area.
Landscaped medians sound good.
Trees in the street.
Do something but don’t block views, clog traffic, etc.
Use central shopping area focus for Piazza
Plus speed calming between 16th and Sunset on Harrington
Speed control on Harrington
Improvements immediately east of Harrington
Yes to all! Please please slow traffic for childrens safety.
1. yes, 2. no, 3. some places
Option 1: 1 vote
Option 2: 2 votes

New Park Space

Yes
B & E Yes
Yes, B,C,D & E
Expand location “E”
Highlands Park
Need more parks east of Kirkland
Sunset Terrace would be a good space for a dog/nature park.
Maintain what we have or improve areas to avoid crime increase
Only if library is expanded, moved … like park next to library
Increase facility
fountain recreation at location #3 and restrooms. Increase facilities
Parks = yes. Been neglected too long
Highlands need a police precint (sub station) in the Highlands area

General Comments
Stop traffic in NE 9th St.

Yes, of all the ideas presented on 09-10-09 at the public meeting, the Sunset Terrace, RHA is the best.

This meeting should be re-run soon all in Spanish. Hispanics are a huge component of this area and their voice needs to be heard for success!
-Sylvia Holden 425-226-9956

Thank you very much for holding this session! The BBQ was good and the information was very useful.

Sunset Area Community Investment Strategy

MITHUN
### Interdepartmental/Interagency Staff Team (IST) Workshop notes

#### 09.22.09

**Sunset Worksession Sign-In**

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Erin Christensen</td>
<td>Mithun</td>
</tr>
<tr>
<td>Chris Fiori</td>
<td>Heartland</td>
</tr>
<tr>
<td>JEFF BENEDY</td>
<td>Mithun</td>
</tr>
<tr>
<td>David Panasas</td>
<td>Renton Fire</td>
</tr>
<tr>
<td>Cameron Leavitt</td>
<td>Renton Fire</td>
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<tr>
<td>Mark Grojder</td>
<td>RHA</td>
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<tr>
<td>Jim Seitz</td>
<td>Renton Transportation</td>
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<tr>
<td>Randy Meikleman</td>
<td>Renton School District</td>
</tr>
<tr>
<td>Max Putaen</td>
<td>CED</td>
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<tr>
<td>Rich Moore</td>
<td>Renton School District</td>
</tr>
<tr>
<td>Ryan Breunen</td>
<td>SR</td>
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<tr>
<td>Karen Bergsuk</td>
<td>City of Renton Community Srv</td>
</tr>
<tr>
<td>Bette Anderson</td>
<td>Renton Public Library</td>
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<tr>
<td>Chris Webb</td>
<td>MITHUN/CHRIS WEBB &amp; ASSOC.</td>
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<tr>
<td>Erka Corwin</td>
<td>CED</td>
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<td>Mark Santos-Johnson</td>
<td>CED</td>
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<tr>
<td>Thomas McGueen</td>
<td>CED/Community Services</td>
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<tr>
<td>Jerry Rebecich</td>
<td>CED/City</td>
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<tr>
<td>Suzanne Dole Bailey</td>
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</tr>
</tbody>
</table>
FIRST THIRD PLACE

MORE CONTROL ON PUB OWNED LAND
LINK W/ PUBLIC INVEST
YES!

SUNSET BLVD

• ID PROBLEMS + EXIST COND

• OPEN HOUSE - USE ART TO REPRESENT CULTURAL DIVERSITY OF PLACE + HISTORY

• PW: GOAL OF CALMING EFFECT NOT WIDER X SECTION. WOULD UPGRADE ALL INTERSECTIONS. LOOK @ BUSINESS ACCESS / DRIVeways COULD START CONCEPT DESIGN END 2010

DOT HAS REG. AUTHORITY
GREEN CONNECTIONS

AESTHETICS

'UNDERGROUNDING UTIL. LINES?'
'INTEREST AT OPEN HOUSE'
'BOND. ONLY ON SELECTED STREETS, VERY IMPORTANT'
'TIMING - NEW DEVELOPMENT'
'WHEN? A CHALLENGE. PHASED, WHERE REQ'D + MENU OF OPTIONS'
'PW OK TO MOVE FORWARD W/ SWA FACILITIES NEED DIRECTION + TIED IN W/ MAJOR PROJ.'

COMMUNITY GARDENS

'UNITED WAY INTEREST, NEIGH PROG INTEREST'
'CONSIDER LOCATION + VISIBILITY'
'S LOC - EDU COORD, + EXIST LIB'

EXIST-40 plots
24 greenhouse plots
N $13K
W $13K
PARK SPACE

- Consider Park/Open Space & Sunset Terrace, as part of library?
- Bellingham Parks + Rec Center—how do they work together?

EIS: PLANNED ACTION

RHA needs it/coord w/ city
Can coord + facilitate other projects
Can be incentive to private de/vel.
Public process to achieve vision
ANNEXATION: FEB 2010
LOCATION IN NEGOTIATION W/ KCLS
14-15K SF, PARKING REQS + COLLOCATION
ALEX + KCLS - OPEN TO MIXED USE +
ALONG SUNSET LOCATION PARAMOUNT
NEW FACILITY = 2nd SMALLER (KCLS)
(DOWNTOWN 22K SF)
GOALS - FULFILLMENT OF SUNSET
TERRACE VISION
CAP COST - HIGH/DEPENS ON
LOCATION/ACQUISITION
HOW PERCEIVED AS SERVING GREATER
COMMUNITY? DESIGN, CONSTRUCTION
WHAT TO DO WITH OLD SITE?
LEVERAGE?
APPRaised @ $1.1 M
MARK 6: RELOC LIB ON RHA OFFICE LOG.
P OSSI B S
*PRIORITIZE SUN TERR LOG.
CONSENSUS.
REC CENTERS

COMMUNITY FEEDBACK UNCLEAR

CULTURAL ISSUES - CONFLICT/SHARING SPACES / WHERE OK TO WALK?

CONSIDER UTILIZATION OF CURRENT FACILITIES/PROP

FUTURE BUDGET/OPS PRESSURES UNKNOWN USE OF RESOURCES

POTENTIAL FOR LEVERAGE: RHA OFF-SITE FAMILY HOUSING

CONSOLIDATED REC CENTER & SUNSET TERR NOT EFFECTIVE USE OF LAND

LOCAL VS. CITY-WIDE OR REGIONAL ROLE

MEET NEEDS BETTER

MERCERVIEW CC - COMMUNITY SERVICE MEETINGS, ETC. DUAL USE

POTENTIALLY EXPAND HIGHLANDS
FAMILY VILLAGE

VALUE OF INTERGENERATIONAL - NORTHSHORE, KC.
SCHOOL DIST. UNSURE OF FUTURE PLANS
CURRENT SPECIAL NEEDS/ EARLY EDU 60/40
BOND PASSED TO BUILD EARLY CHILDHOOD LEARNING CENTER, OPEN 2011-2012
12. EVALUATING: NEEDS ASSESSMENT FINISHED DEC 09
SCHOOL DIST: MORE SOCIAL NEEDS PLANNING JAN 2010
• CAN HILLCREST BE USED FOR 6TH GRADERS?
• POTENTIAL FOR SITE AS SERVICES CAMPUS?
• CITY, RHA & SCHOOL DIST→ COORD IN SPRING 2010
• CONSIDER NEW EMERGENCY SERVICES AS PART OF IMPROVEMENTS: STORAGE + SHELTER.
• COMPLICATED