

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
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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 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
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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		

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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.			

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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		

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