

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





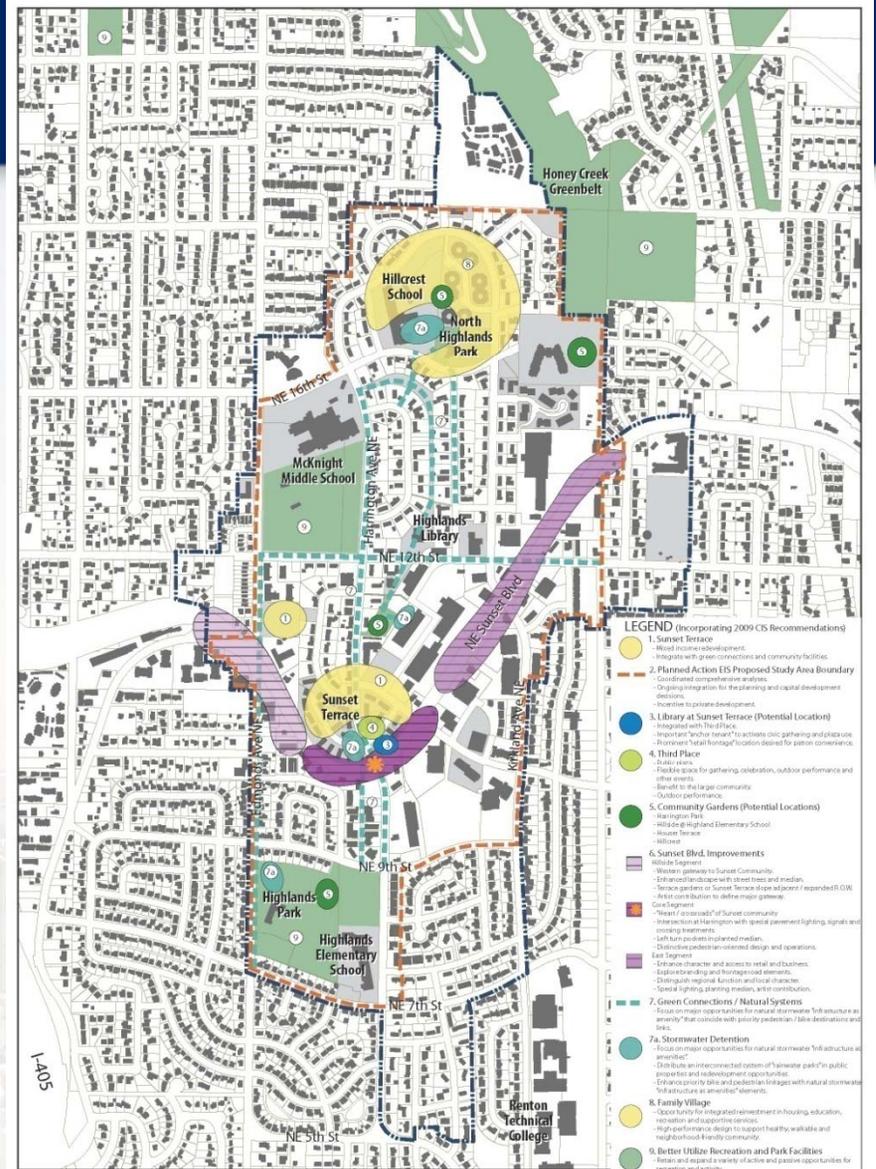
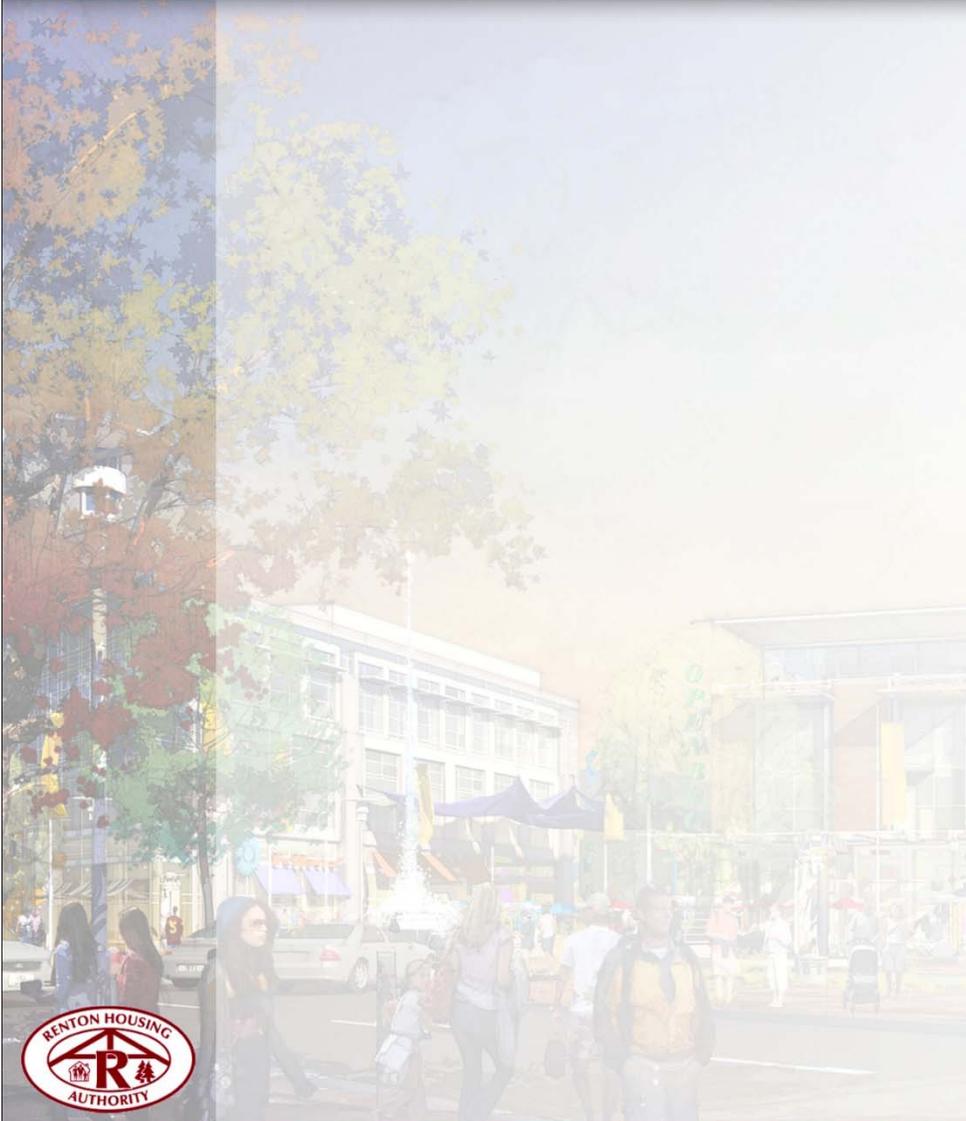
What are the proposals?

- 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



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 |





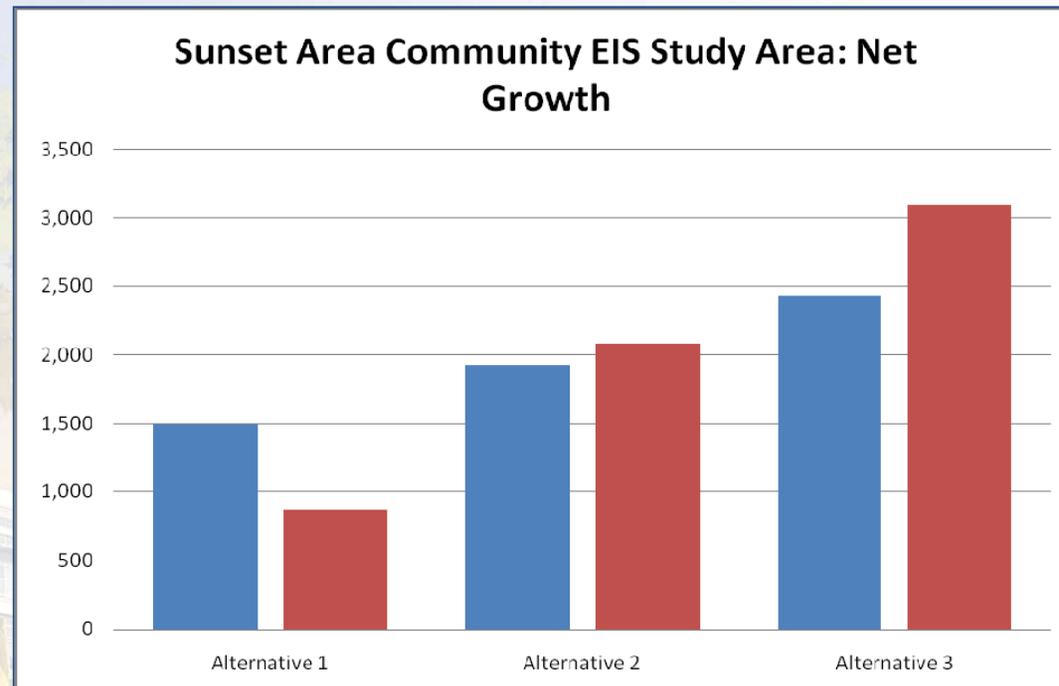
What are the potential alternatives?

- 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





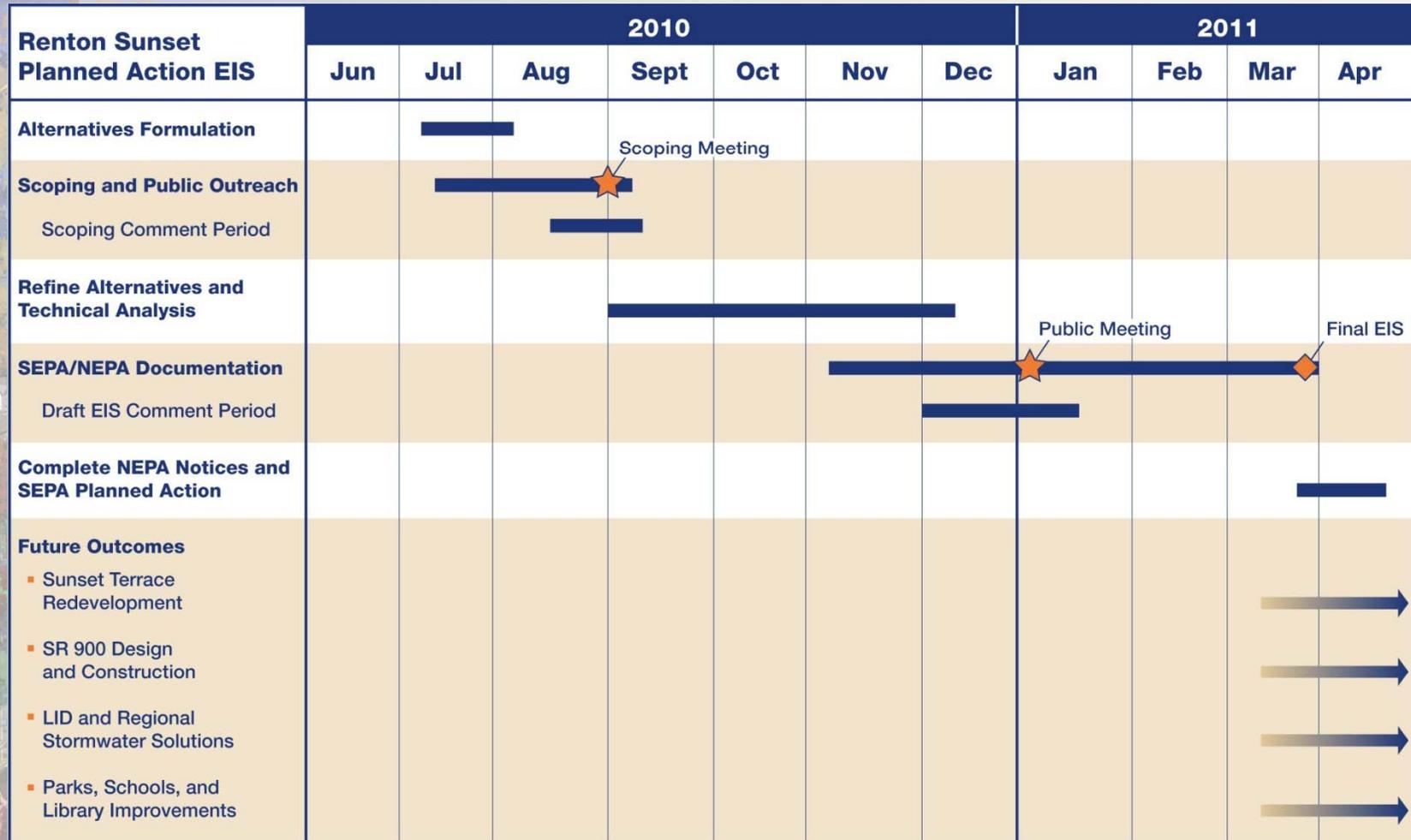
Alternative 3

- 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

