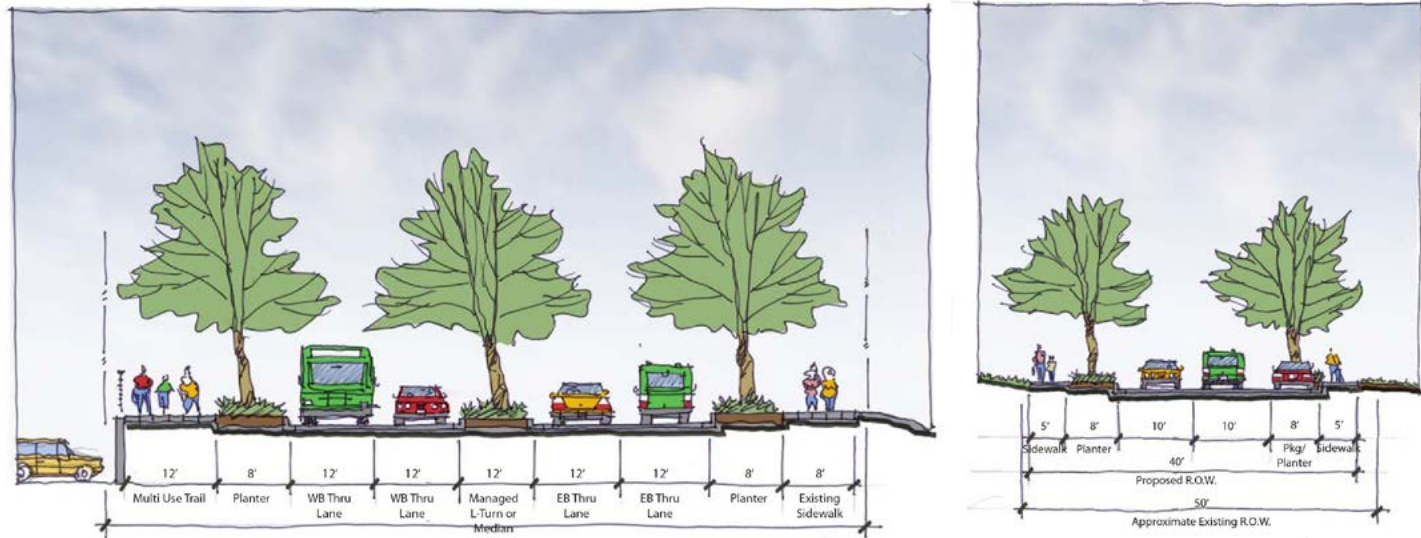


Complete Streets Concepts



Sunset Boulevard / SR 900 – State Highway

Sunset Lane – Residential Street

Sunset Area Community Vision

Developed by the public and adopted by the Renton City Council in December 2008.

- The Sunset Area is a destination for the rest of the city and beyond
- The neighbors and businesses here are engaged and involved in the community
- Neighborhood places are interconnected and walkable
- The neighborhood feels safe and secure
- Neighborhood growth and development is managed in a way that preserves quality of life
- The neighborhood is an attractive place to live and conduct business
- The neighborhood is affordable to many incomes
- The neighborhood celebrates cultural and ethnic diversity

Community Need for Revitalization

Revitalization is needed to improve housing, social, educational, employment, and health outcomes for the residents of this area. In 2012:

- 27% of households live in poverty
- Average income is \$17,000 less than the city as a whole
- 75% of the students at the neighborhood elementary school qualify for free or reduced lunch
- Violent crime rate is 2.5 times higher than the city as a whole
- 35% of the students at the neighborhood elementary school have limited English proficiency
- 70% of neighborhood housing is substandard, based on King County Assessor's records
- Homeownership has dropped below 40%, compared to 55% in the city as a whole
- Area identified by King County Public Health as high potential for indoor air hazards such as mold, lead based paints, and asbestos

"Altogether, we believe the City of Renton has developed a Planned Action that should achieve the FEIS's predicted long-term benefits - neighborhood revitalization, increased opportunities for healthy active lifestyles and local employment, net stormwater treatment improvements, increased aesthetic appeal, and, reductions in regional energy use and GHG emissions. We support full implementation of this Planned Action and look forward to learning from the City of Renton's efforts to redevelop the Sunset Area into a healthy, livable, affordable, viable and green community."

Christine B. Reichgott, Unit Manager,
Environmental Review and Sediment Management Unit,
U.S. Environmental Protection Agency



rentonwa.gov/sunsetarea

Sunset Area Community Revitalization

OVERVIEW

Spring 2013

Investing in Housing • Jobs • Education • Health • Environment • Transportation

Summary

The Sunset Area Community Revitalization Program will leverage public investment to catalyze private property development and create opportunities for market-rate and affordable housing, plus retail investment. Planned improvements will benefit the entire community:

- Complete Streets upgrades to NE Sunset Boulevard and other local streets (see back page)
- Improvements to stormwater drainage systems
- New and rehabilitated parks and recreation facilities
- New public library
- New early childhood learning center
- Better connections to support services for public housing residents
- Sustainable infrastructure
- Bike and walking paths
- Sunset Terrace public housing will redevelop to include new residential units with a mix of public, affordable, and market-rate homes
- Potential capacity for an additional 2,300 new dwelling units and 1.25 million square feet of service/retail space in the 269-acre neighborhood over the next 20 years



Partnerships

We have formed public and private partnerships to generate investment in facilities and infrastructure that will support a vibrant and highly livable community. Additional partnerships are desired.



Sunset Area Community Revitalization Projects and Investment Opportunities

Sunset Area Community Revitalization Projects/Elements	Livability Principles*	Investment Opportunity	Timing	Partners
MIXED USE CATALYST PROJECTS				
SUNSET TERRACE REDEVELOPMENT				
Market-Rate Housing	● ● ● ● ●	\$78,000,000	Short and Mid Term	Colpitts Development
Sunset Terrace Affordable Housing	● ● ● ● ●	\$14,230,000	Mid Term	RHA
Providence Senior Housing and Healthcare	● ● ● ● ●	\$14,000,000	Mid Term	RHA, Providence Health and Services
Library	● ● ● ● ●	\$11,757,000	2014	King County Library System, City of Renton, RHA, Colpitts Development
Neighborhood Park	● ● ● ● ●	\$3,000,000	Short Term	City of Renton
Regional Stormwater Facility	● ● ● ● ●	\$1,311,000	2014	City of Renton, State of Washington
HILLCREST "SUPERBLOCK"				
Meadow Crest Early Childhood Center	● ● ● ● ●	\$30,000,000	2013	Renton School District
North Highlands Park	● ● ● ● ●	\$2,231,000	Mid Term	City of Renton
Multigenerational Housing	● ● ● ● ●	TBD	Long Term	RHA
Accessible Playground	● ● ● ● ●	\$2,154,000	2013	City of Renton, Renton School District, Community Sponsors
SUNSET TERRACE OFF-SITE REPLACEMENT HOUSING				
Glennwood Avenue Townhomes	● ● ● ● ●	\$3,600,000	Completed 2012	RHA, King County, WCRA, City of Renton
Kirkland Avenue Townhomes	● ● ● ● ●	\$4,360,000	2013	RHA, King County, State of Washington, WCRA, City of Renton
Edmonds Avenue Apartments	● ● ● ● ●	\$23,670,000	Mid Term	RHA
Sunset Court Townhomes	● ● ● ● ●	TBD	Mid Term	RHA
TRANSPORTATION PROJECTS				
Sunset Boulevard NE Improvements	● ● ● ● ●	\$22,500,000	Short and Mid Term	City of Renton
NE 10 th Street	● ● ● ● ●	\$1,118,000	Short and Mid Term	City of Renton
Sunset Lane Loop	● ● ● ● ●	\$936,000	Short and Mid Term	City of Renton, RHA
NE 12 th Street/Edmonds Avenue	● ● ● ● ●	\$170,000	Long Term	City of Renton, Private Development
NE 12 th Street/Harrington Avenue	● ● ● ● ●	\$180,000	Long Term	City of Renton, Private Development
WATER FACILITIES				
12 inch main, North of NE 12 th Street	● ● ● ● ●	\$1,375,000	Long Term	City of Renton, Private Development
12 inch main, South of NE 12 th Street	● ● ● ● ●	\$1,368,000	Short and Mid Term	City of Renton, Private Development
WASTEWATER FACILITIES				
Sunset Boulevard NE Capacity Upgrades	● ● ● ● ●	\$400,000	Mid Term	City of Renton, Private Development
Harrington Avenue NE Capacity Upgrades	● ● ● ● ●	\$276,000	Long Term	City of Renton, Private Development
Kirkland Ave NE Capacity Upgrades	● ● ● ● ●	\$210,000	Long Term	City of Renton, Private Development
Edmonds Ave NE Capacity Upgrades	● ● ● ● ●	\$118,000	Long Term	City of Renton, Private Development
GREEN INFRASTRUCTURE				
GREEN COLLECTOR ARTERIAL				
NE 12 th Street	● ● ● ● ●	\$4,111,000	Development Driven	City of Renton, Private Development
Edmonds Avenue NE	● ● ● ● ●	\$4,367,000	Development Driven	City of Renton, Private Development
GREEN ACCESS LOCAL COLLECTOR				
Harrington Avenue NE	● ● ● ● ●	\$5,050,000	Short Term (Phase I: 2013)	City of Renton, State of Washington, Private Development
Jefferson Avenue NE	● ● ● ● ●	\$1,557,000	Development Driven	City of Renton, Private Development
WOONERF/GREEN ALLEY				
Harrington & Jefferson Alley	● ● ● ● ●	\$698,000	Development Driven	City of Renton, Private Development
STORM DRAINAGE CONVEYANCE IMPROVEMENTS				
Kirkland Avenue NE	● ● ● ● ●	\$1,355,000	Development Driven	City of Renton, Private Development
Glennwood Avenue NE	● ● ● ● ●	\$740,000	Development Driven	City of Renton, Private Development

FEIS Sunset Area Preferred Community Framework



*Livability Principles ...

Six "Livability Principles" as set forth by the Federal Partnership for Sustainable Communities

- Provide more transportation choices
- Promote equitable, affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate and leverage state and local, and federal policies and investment
- Value communities and neighborhoods



B. Renderings of the Accessible Playground

(Co-located on the site of the Hillcrest School and North Highlands Park in Area B on the Framework above)



A. Sunset Terrace Redevelopment Concept

(Enlargement of Area A on the Framework above to the right)



B. Renton School District's New Early Childhood Learning Center

(Located on the site of the Hillcrest School in Area B on the Framework above)