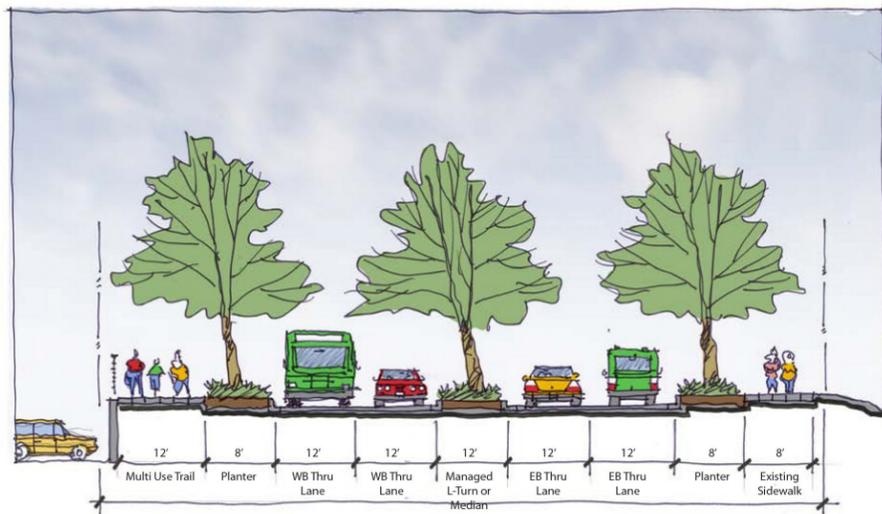
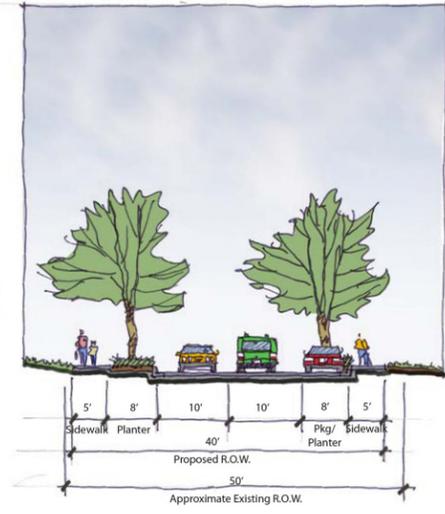


Complete Streets Concepts



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.

- 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.

- 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

Fall 2014

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



Kirkland Avenue Townhomes



Renton Highlands Library

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.

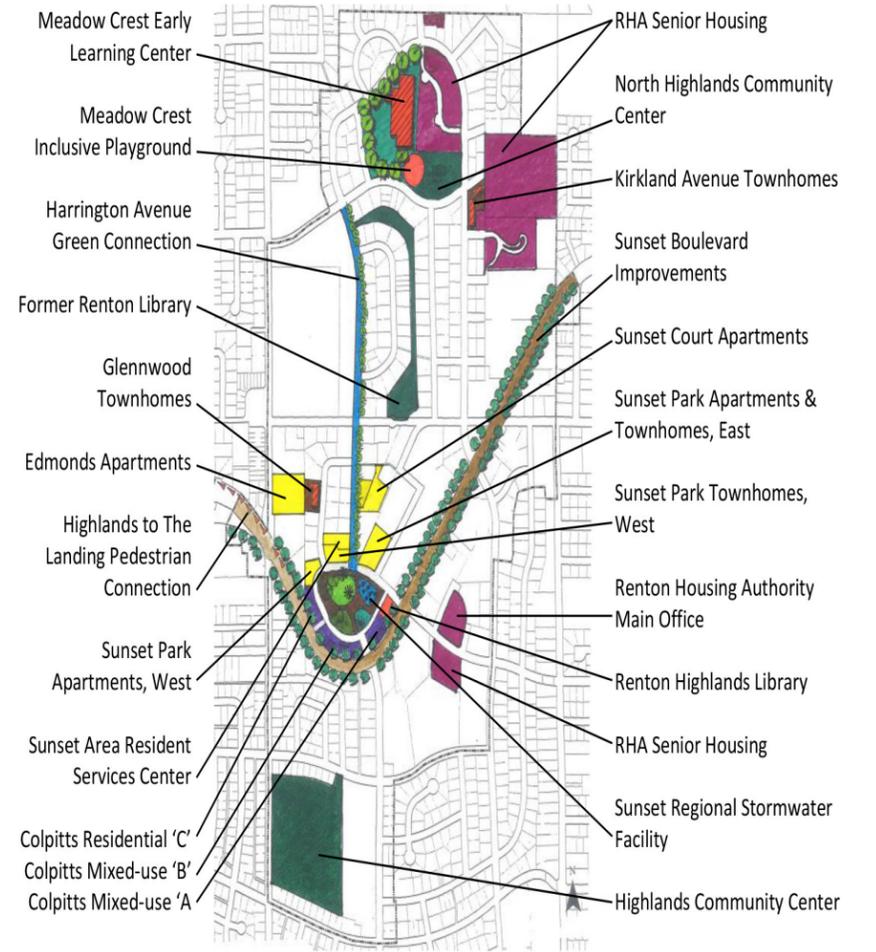
City of Renton
1055 S. Grady Way
Renton, WA 98057
425-430-6581



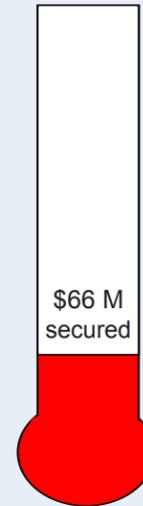
Sunset Area Community Revitalization Projects and Investment Opportunities

| 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 Park Apartments - West | ● ● ● ● ● | \$12,850,000 | Mid Term | Renton Housing Authority |
| Renton Highlands Library | ● ● ● ● ● | \$11,757,000 | Under Construction | King County Library System & City of Renton |
| Sunset Neighborhood Park | ● ● ● ● ● | \$10,540,000 | Short Term | City of Renton |
| Sunset Terrace Regional Stormwater Facility | ● ● ● ● ● | \$1,311,000 | 2015 | State of Washington & City of Renton |
| HILLCREST "SUPERBLOCK" | | | | |
| Meadow Crest Early Learning Center | ● ● ● ● ● | \$30,000,000 | Completed 2013 | Renton School District |
| Meadow Crest Accessible Playground | ● ● ● ● ● | \$2,350,000 | Completed 2014 | Renton School District, City of Renton, & Community Sponsors |
| North Highlands Park | ● ● ● ● ● | \$2,231,000 | Mid Term | City of Renton |
| SUNSET TERRACE OFF-SITE REPLACEMENT HOUSING | | | | |
| Glennwood Townhomes | ● ● ● ● ● | \$3,397,012 | Completed 2012 | Renton Housing Authority & King County |
| Kirkland Avenue Townhomes | ● ● ● ● ● | \$5,225,000 | Under Construction | Renton Housing Authority, State of Washington, & King County |
| Edmonds Apartments | ● ● ● ● ● | \$34,563,000 | Mid Term | Renton Housing Authority |
| Sunset Park Townhomes & Apartments – East | ● ● ● ● ● | \$22,738,000 | Mid Term | Renton Housing Authority |
| Sunset Court Townhomes | ● ● ● ● ● | \$12,637,000 | Mid Term | Renton Housing Authority |
| TRANSPORTATION PROJECTS | | | | |
| Sunset Boulevard NE Improvements | ● ● ● ● ● | \$22,500,000 | Short and Mid Term | Federal Highway Administration & City of Renton |
| Highlands to The Landing Pedestrian Connection | ● ● ● ● ● | \$2,356,418 | Under Construction | State of Washington & City of Renton |
| Sunset Lane NE Loop & NE 10 th Street Extension | ● ● ● ● ● | \$4,747,000 | Short Term | City of Renton, Renton Housing Authority, & Colpitts Development |
| NE 12 th Street/Edmonds Avenue | ● ● ● ● ● | \$170,000 | Long Term | City of Renton |
| NE 12 th Street/Harrington Avenue | ● ● ● ● ● | \$180,000 | Long Term | City of Renton |
| WATER FACILITIES | | | | |
| 12 inch main, Sunset Lane NE & NE 10 th St Extension | ● ● ● ● ● | \$600,000 | Short Term | City of Renton & Private Development |
| 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 Long Term | City of Renton & Private Development |
| WASTEWATER FACILITIES | | | | |
| Sunset Boulevard NE Capacity Upgrades | ● ● ● ● ● | \$150,000 | Completed 2012 | City of Renton & Private Development |
| Sunset Lane NE & NE 10 th Street Extension Upgrades | ● ● ● ● ● | \$400,000 | Short 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) | 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 |

Sunset Area Community Revitalization



Sunset Area Funding Goal: \$280 Million



Sunset Terrace Development, Building 2



Sunset Terrace Development, Building 3

*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



Meadow Crest Early Learning Center



Meadow Crest Inclusive Playground



Sunset Neighborhood Park Master Plan



Sunset Neighborhood Park