



rentonwa.gov/sunsetarea



Sunset Area Community Revitalization

OVERVIEW

Fall 2014

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

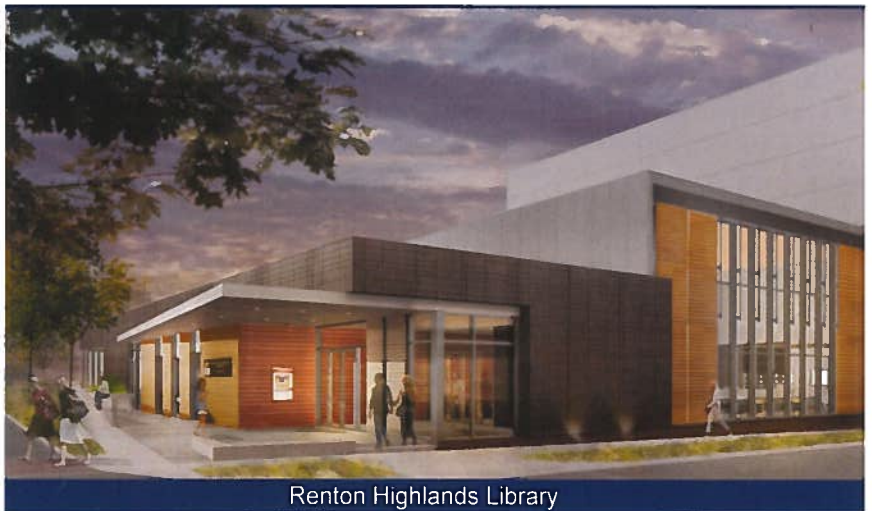
Summary

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

*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



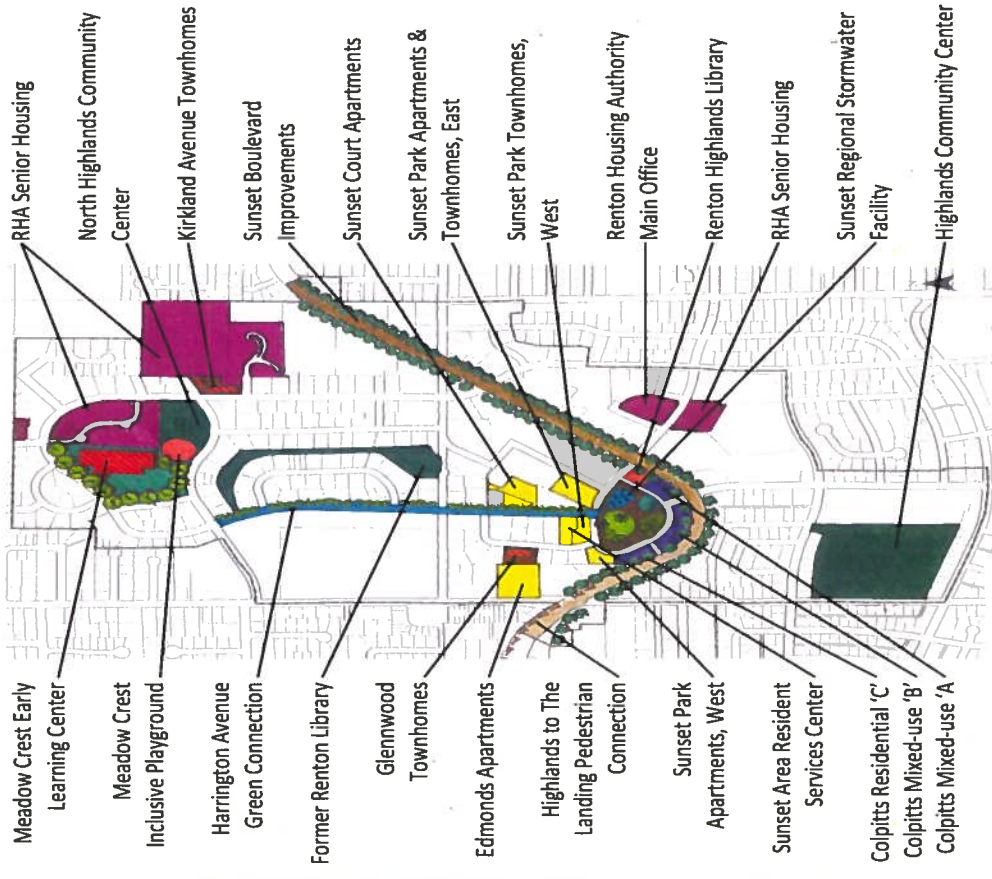
Sunset Neighborhood Park Master Plan



Sunset Terrace Development, Building 3



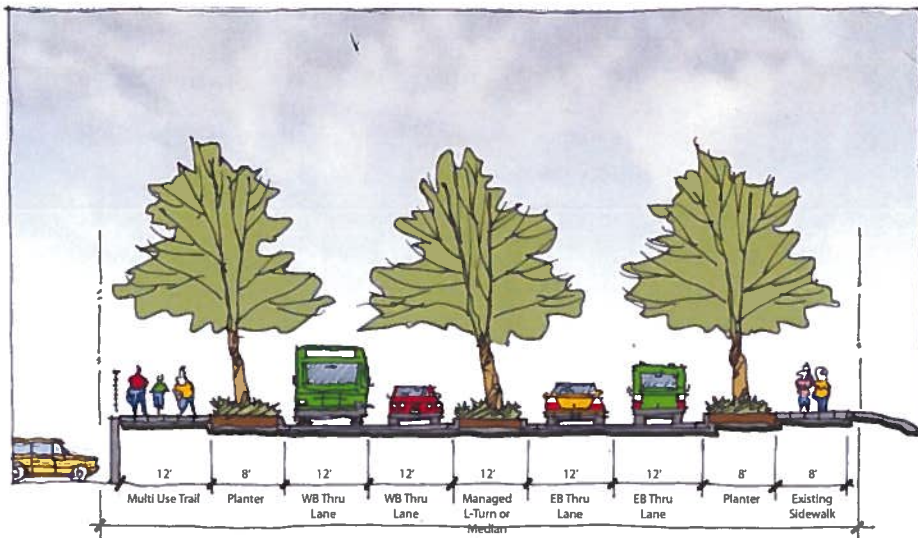
Sunset Terrace Development, Building 2



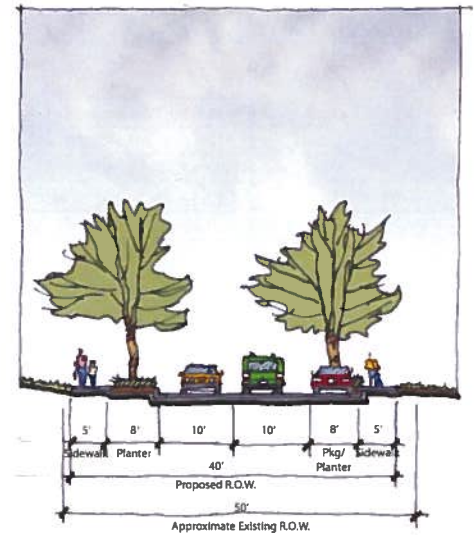
Sunset Area Funding Goal: \$280 Million



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*