

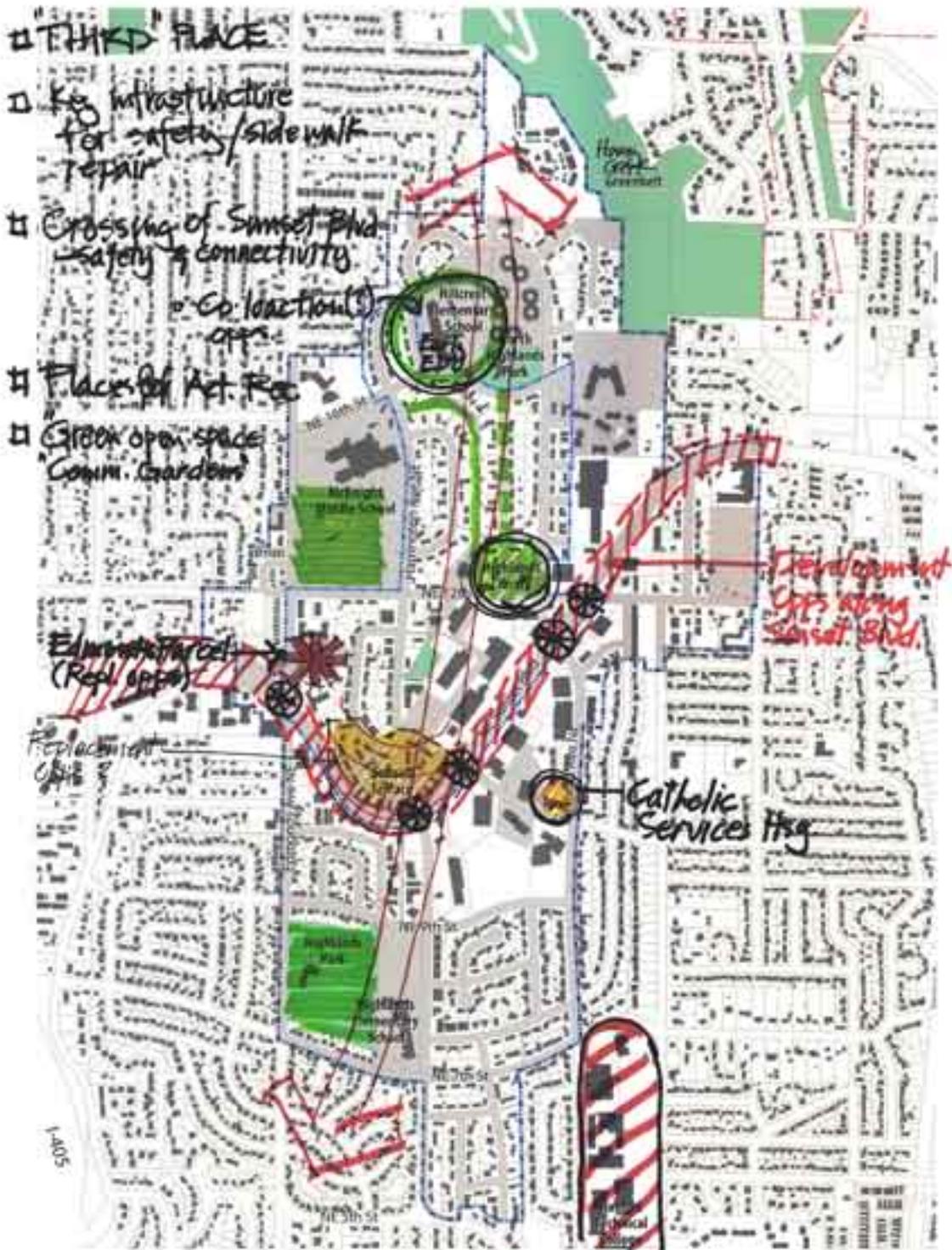
APPENDICES:

- Appendix 1 – 08.04.09 – Framing Opportunities
- Appendix 2 – 08.04.09 – Opportunities Map and Notes
- Appendix 3 – 08.24.09 – Council, School Board and RHA Work Session notes
- Appendix 4 – 09.10.09 – Community Open House Displays
- Appendix 5 – 09.22.09 – Interdepartmental/Interagency Staff Team (IST) Workshop notes

APPENDIX 1 – 08.04.09

Framing Opportunities

Framing Opportunities



Parks
 Publicly owned land (City of Renton, Renton Housing Authority, Renton School District, US/Federal Gov't, and ROW)



Sunset Area Community Investment Strategy

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8/4/09

FRAMING OPPORTUNITIES

SUNSET TERRACE

TIMING

REPLACEMENT HOUSING

GROUND RELATED FAMILIES

SENIORS, HANDICAPPED + SPECIAL NEEDS HOUSING

DIVERSE POPULATION

PROP OWNERS + BUSINESSES

TASK FORCES - THIRD PLACE

EXISTING FACILITIES - LOCATION + OPERATIONS

SCHOOLS - BUSSING + TIMING

30 MIN. RIDE MAX GOAL

COORD. W/ REC CENTERS

KEY INFRASTRUCTURE, SIDEWALKS

0 OPPORTUNITIES - FRAMING 8/4

- SUNSET BLVD IMPROVEMENTS:
- STORMWATER, USE OF R.O.W.
- CATHOLIC COMMUNITY SVCS -
FAMILY TOWNHOUSES + NEEDS
- SUNSET - CONNECTION / BARRIER?
SAFETY + LOCATION OF AMENITIES
AND SERVICES?
- 2 SUBCOMMUNITIES? HOW USED?
- QUALITY OF LIFE & PRIVATE DEVELOP.
- LACK OF REC + GARDEN SPACE

① COMMUNITY GATHERING

"Third Place"

- Rest / Relax / Gather
- Comm. Ctr / Lib. / Park / Coffee shop / Combo
- ◦ Network of Activity nodes

Sunset Terrace

- Create a "sense of place" ◦ views
- 300 - 600 units
- Central to ped. circulation
- Attract public/private/Federal investment (Hope VI)
- May not be large enough to support area
- # Potential to up-grade existing amenities - (evening use)
- # North Highland Park = Jewel — capitalize on site

A

LIBRARY

- o Potential Location - Sunset Terrace - NE 4th
- o Kids & Computers
- o Commercial uses adj. to Lib. - Blended uses (coffee shop, etc.)

Recreation Facilities/Center

- o don't replicate the same facilities (work out by inter-local agreement)
- o North Highlands is a "wreck"
- o Adj. to school -

AUDIENCE

Place for young mothers

~~Large~~ Large families dispersed
Community owned land for ~~the~~ Open space

Community Gardens

o Harrington/12th intersection "low-tie"

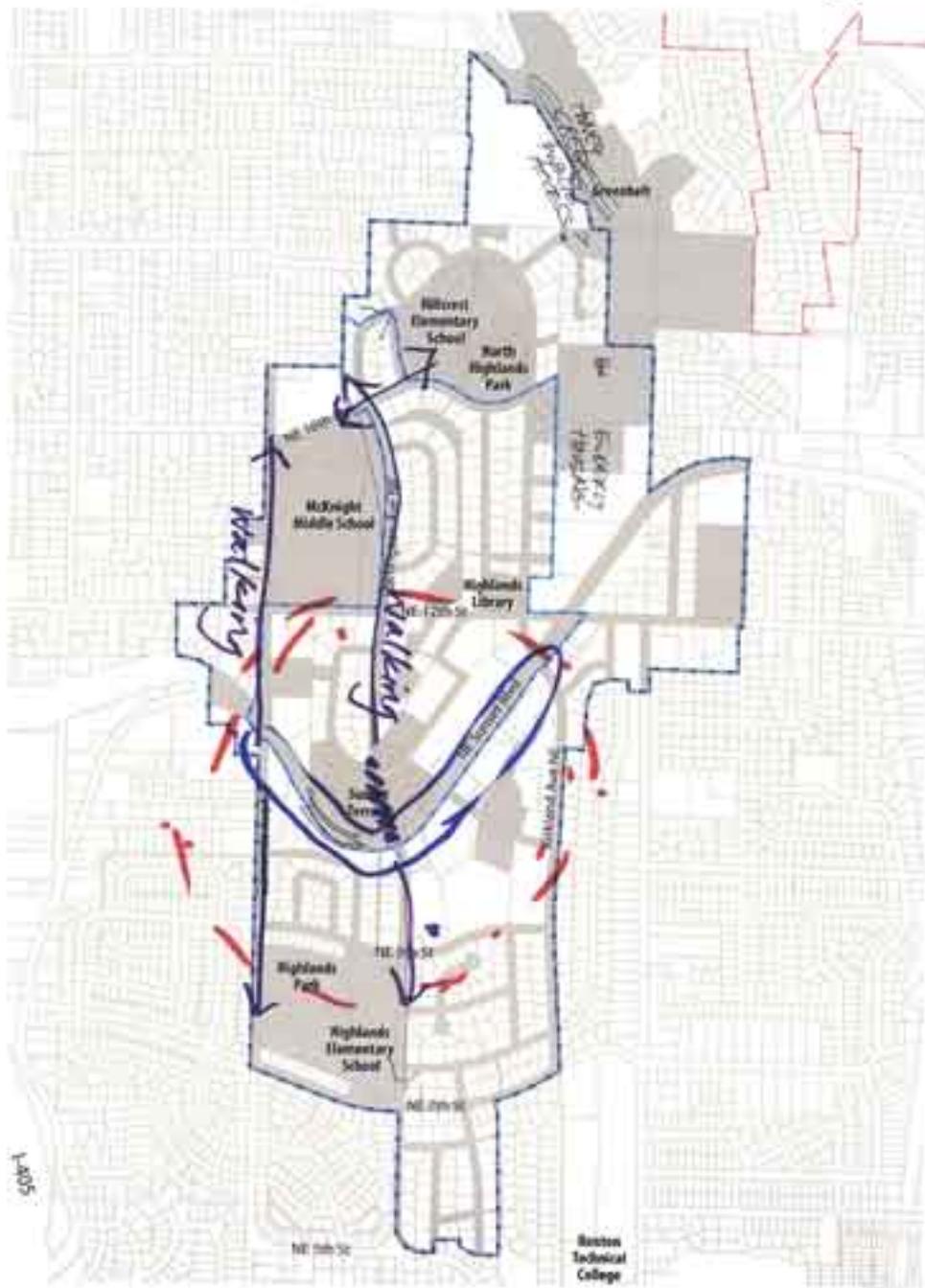
Church Properties

Sunset Blvd -

APPENDIX 2 – 08.04.09

Opportunities Map and Notes

Opportunity Map (B) Walkable Community



Publicly owned land (City of Renton, American Housing Authority, Boston Technical College, US Federal Court, and BOM)

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Sunset Area Community Investment Plan

Sunset Area Community Investment Strategy

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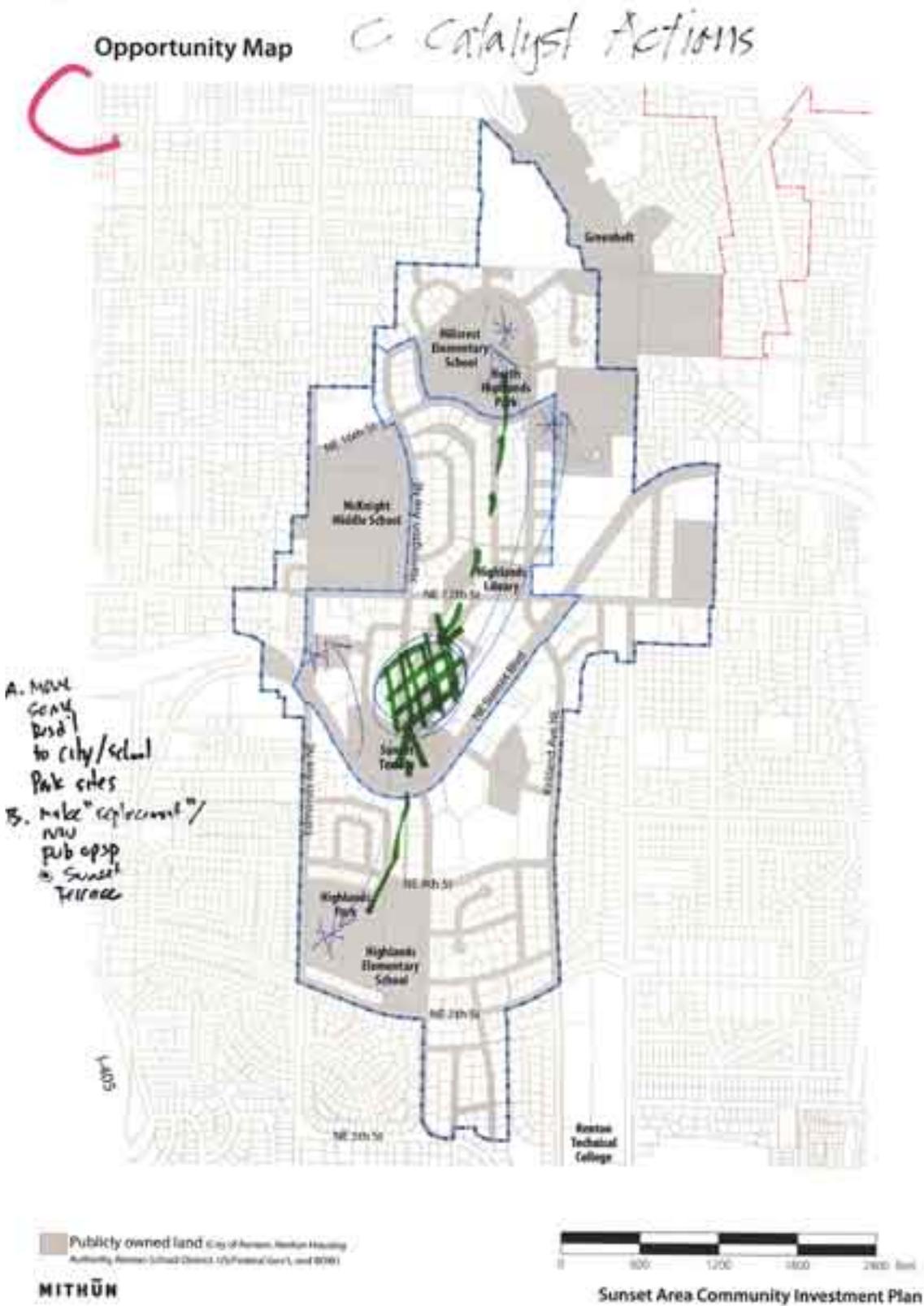
③ HEALTHY, WALKABLE COMMUNITY

- COMPLETE STREETS
 - BIKES, PEDESTRIANS, AUTOS,
ENVIRONMENTAL BENEFIT
- INTRODUCED TO COMMISSION + PLN DEPT
- HOW TO IMPROVE BIKE OPTIONS?
- HARRINGTON AS CONNECTOR?
 - P&DS - CLOSING A PORTION ^{SUNSET} TERRACE
+ STORMWATER
- THIRD PLACE - NOT CONSOLIDATED
- GREEN STREETS?
 - CLOSURES - PED ONLY?
- LESS DENSE POPULATION -
DESTINATION OF SUNSET
- GLENWOOD/HARRINGTON - TRAFFIC
COUNTS?

- ⑧ CONNECTIONS TO NATURE + VIEWS
- SAFETY + SECURITY -
 - EYES ON THE STREET
 - BEHIND THE LIBRARY.
 - PED PATHS.
 - SCHOOL BUS ROUTES?
What are they?

APPENDIX 2 – 08.04.09

Opportunities Map and Notes



Sunset Area Community Investment Strategy

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① CATALYST ACTIONS

- infrastructure - stormwater
- RHA/Sunset Terrace - frontage imprvts.
- planned action EIS
- homeownership/jobs/hsg. ratio

galvanize quality

+ other Comm. serv. needs

→ utilities undergrnd.

* parks space w/ library (perhaps) @ Sunset Terrace ?
 → multiple City/RHA land exchanges/deals

Fire: needs thorough fares, access

* Sunset Terrace → huge catalytic opp. federal HUD \$?
vibrancy

+RSD

pedestrian crossing/safety

visible, public needs to be able to see, feel

* physical location must be central * local bond measure ?

* planned action EIS → helps ID barriers to investment plan such as devlpt. work

financial plan

must have both → helps create vision low interest loans → property owners

intergovt public/private

* RHA: getting Edmonds - Glenwood moving 112 units (some replct. hsg. for Sunset Terr.) → creates fund opportunities → need large family units

hsg \$
 increase in hsg. / not just replct. work force

WHAT IS THE TIMELINE?

GOAL FOR PLANS FOR 2011

GREEN INFRASTRUCTURE

- BENEFIT AS AMENITY
- POTENTIAL AT HIGHLANDS REC CENTER? USE OF OPEN SPACE.
- HARRINGTON + 7th?
- ASSOCIATE DEVELOPMENT INTENSITY WITH GREEN INFRA.
- AVAILABLE WIDTH.

8.24.09

p.1

- RARE OPPORTUNITY TO COLLABORATE
- POTENTIAL FOR MAINT+OPS COLLABORATION?
- SCHOOL DIST. LONG RANGE PLANNING → JAN. HILLCREST ^{being considered.}
- RHA PROPERTIES: POTENTIAL FOR GREEN INFRA. IN REDEVELOPMENT. STREET CLOSURE? COLOCATE FACILITIES?
- HAUSER TERRACE - BPA LINES
- INCENTIVE FOR PRIVATE DEVEL.

PARTNERSHIPS

- MEETINGS NEEDS TODAY AND PLAN FOR FUTURE POTENTIAL TO SHARE DEMOGRAPHIC STUDY
- HILANDS LIBRARY: RELOC. WOULD BE GOOD. POTENTIAL FOR EXIST. SITE
- RNA: DESIRE TO INCORPORATE AFFORDABLE DAYCARE CONDUIT FOR FUNDING? PROVIDER?
 - DAYCARE PROVIDER IN NEIG

APPENDIX 3 – 08.24.09

Council, School Board and RHA Work Session notes

- POTENTIAL THAT DHA OFFICES
COULD BE RELOCATED IN
REDEVELOPMENT ~35 employees
1 acre land
- REC CENTER + RHA
PARTNERSHIPS - VOUCHERS
- ADULT CLASSES @ TECH COLLEGE
HAVE BEEN CUT
PARK, REC + OPEN SPACE MP UPDATE
THIS FALL

SUNSET BLVD

- AREA OF NEED ALONG SH
CENTER (JAY WALKING M)
OPENING IN FENCE → SUPERB
- PEDESTRIAN/AUTO CLARIFICATION
ROW & BOWLING ALLEY / DRIVE
PARK? SWALE & MEDIAN?
SCHOOL WALKING RAD 1/2 MILES / 5 MIN
- BIKE LANES - BUSY / ^{Side bike lanes} DANGEROUS
NEED FOR GOOD WALK + BIKE
OUT OF NEIGH 12th + SUNSET
~~EDWARDS~~ b/w 12th + SUNSET
A SHORTCUT - SHUT DOWN?
BIKE + PED MP: COORD.

Tonight's Open House

- Please check in here
- Get tokens for voting on options
- Visit the displays
- Vote and leave comments

Thank you for coming and participating!

Highland Action Plan Scorecard

Implementation of the Highlands Phase II Task Force Recommendations

	Task Initiated	Task Completed	Task Deferred	Money Allocated
Start with the easiest tasks to complete				
• Develop a package of redevelopment incentives for the Highlands	✓			
• Strengthen and develop provisions for code enforcement	✓			
• Use streetscape prototypes in planning and permitting operations	✓			
• Add “down light” pedestrian-scale lighting standards to the Highlands design regulations		✓		
• Evaluate location criteria for the methadone clinic			Late 2009	
• Implement Low Impact Development storm water standards	✓			
Initiate recommendations that will require on-going support				
• Expand business and neighborhood safety and crime awareness programs	✓			
• Start public outreach campaign	✓		2010*	
• Emphasize “good neighbor” practices	✓			
• Focus on business retention and enhancement in the Highlands, including a strategic plan for business district improvement	✓			
• Create and manage a list of groups to publicize information about the need for volunteers and community support		✓		
Initiate planning for the “big idea”				
• Create a “third place” in the Highlands	✓			\$50,000
Begin design work on Sunset Boulevard improvements				
• Advocate for Sunset Boulevard improvements	✓			\$540,000
Begin work on two major infrastructure improvements				
• Develop a sidewalk repair program in the Highlands	✓			\$350,000
• Investigate the possibility of a sub-regional storm water drainage facility			2010†	\$200,000
Coordinate remaining infrastructure recommendations with future planning efforts				
• Community Planning			2010*	
• Parks Planning , including providing for the recreation needs of seniors			Late 2009	
• Develop a package of major infrastructural improvement in the Highlands			2010†	\$700,000
• Utilize public spaces and walkways for a useable public purpose			2009‡	
• Support expansion of the Highlands Library	✓			

* Dependent upon budget approval.

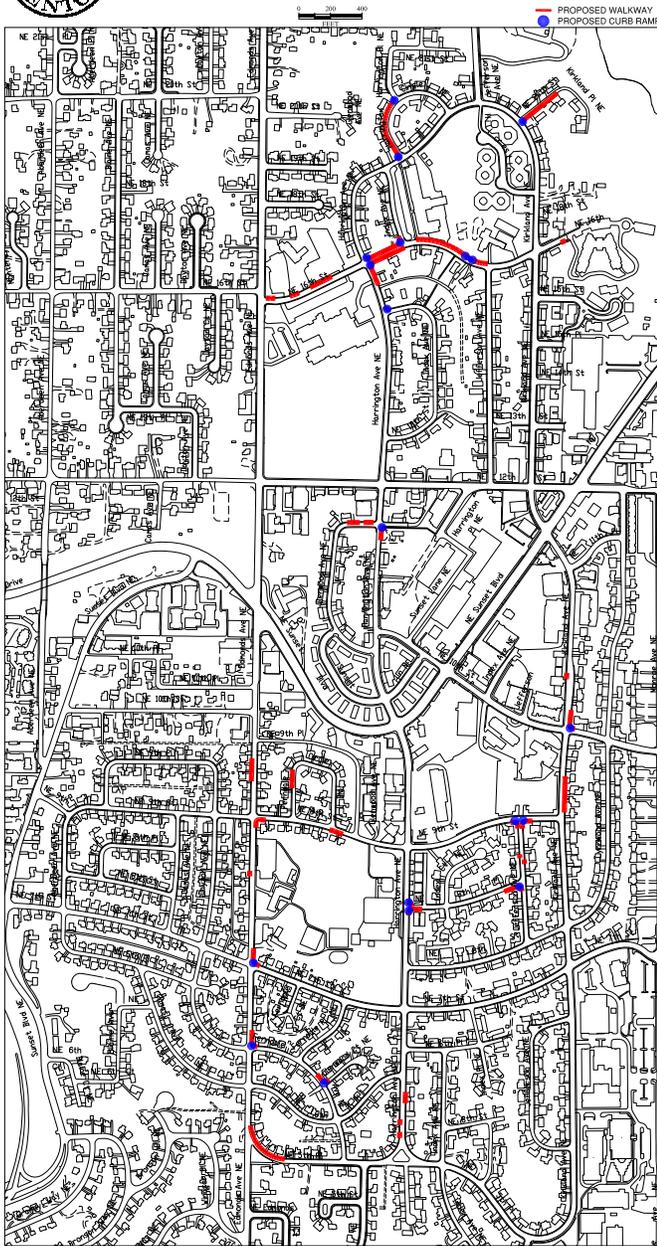
† Initiation based on outcome of Sunset Community Investment Strategy; could be coordinated with Community Planning.

‡ Should be coordinated with the Parks, Recreation, Open Space, and Trails Update and Community Planning.

Sidewalk Replacement



City of Renton Sidewalk and Curb Ramp Rehabilitation Project



- \$350,000 will be spent on 4309 lineal feet of sidewalk replacement and repair, plus 18 ADA curb ramps
- Projects starting in Fall '09

Existing



Proposed



Sunset Area Community Investment Plan

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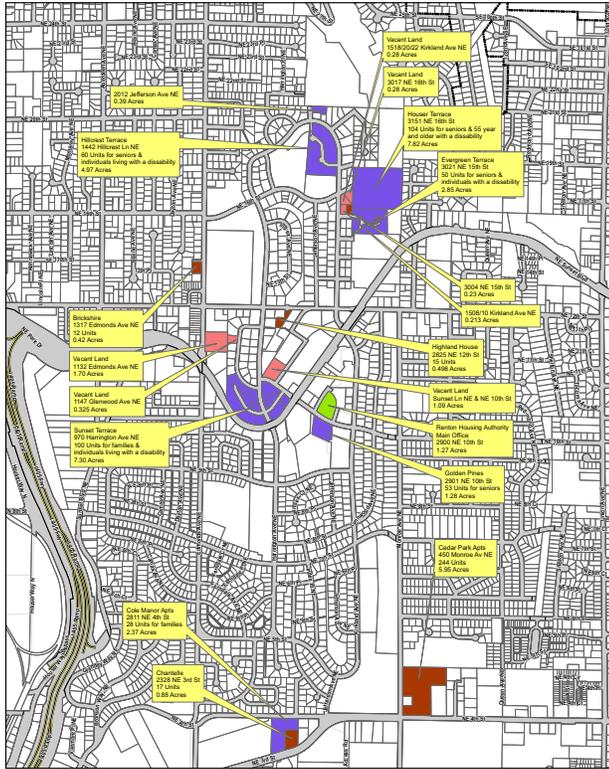


Sunset Area Community Investment Strategy

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Sunset Terrace/RHA



Renton Housing Authority Property - Sunset Area



Current Sunset Terrace

100 units for low income families & individuals living with a disability

Potential Redevelopment Opportunities (at Sunset Terrace and/or at other sites)

1-to-1 unit replacement for all 100 existing units

Redevelop Sunset Terrace with mixed-income, mixed-use residential and commercial space and public amenities.

Create up to 200 additional new affordable housing units and potentially 300 new moderate income to market rate housing units.

Facilitate potential public amenities, including a community gathering or “Third Place”; a new recreation/ community center; a new library; a new park/open space; retail shopping and commercial space; parking; and/ or green infrastructure.

Proposed Timeline

Depending upon available funding, the Sunset Terrace redevelopment project would likely be completed in multiple phases over the next five to ten years.

Sunset Area Community Investment Plan

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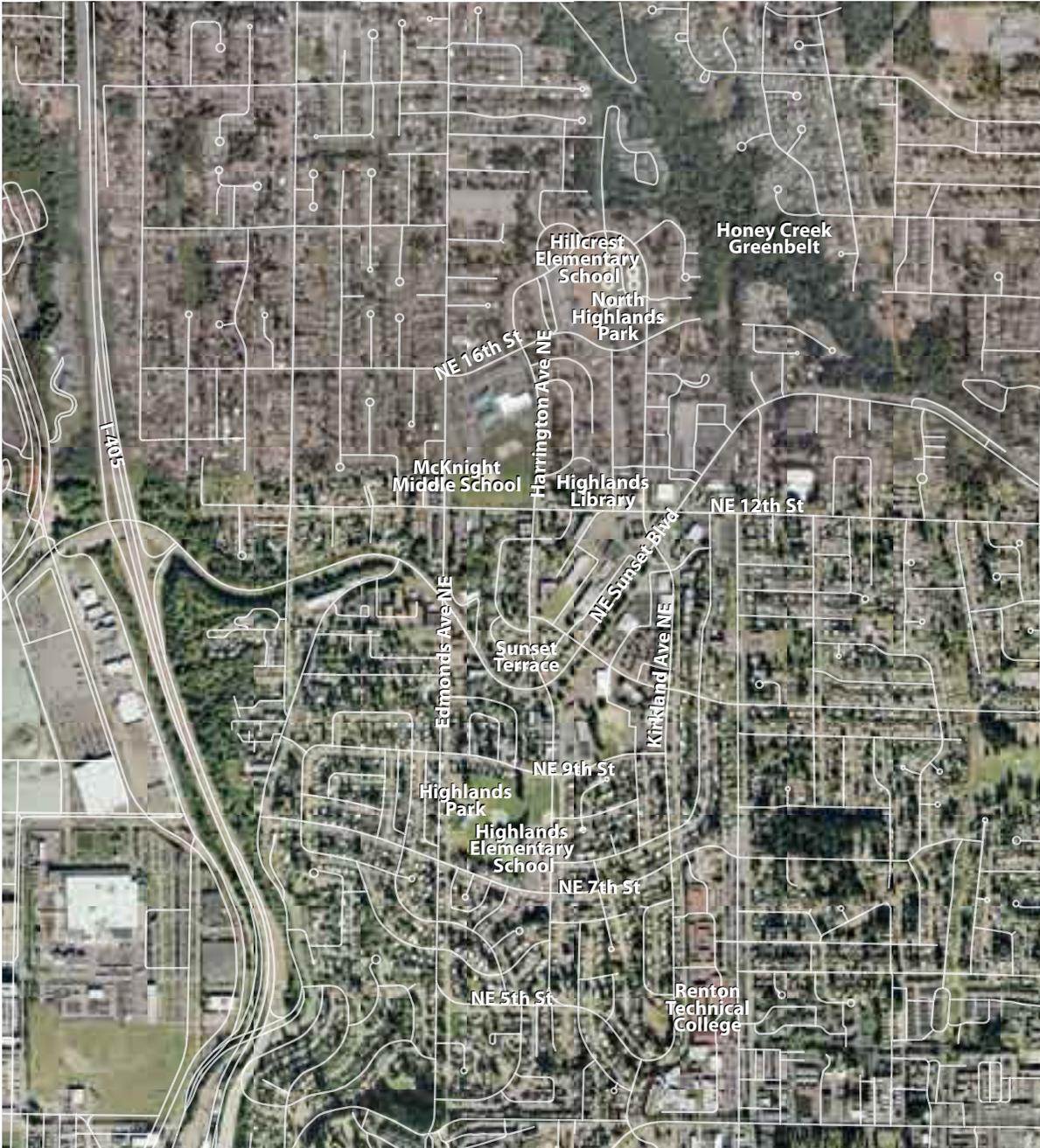


Sunset Area Community Investment Strategy

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The Sunset Area



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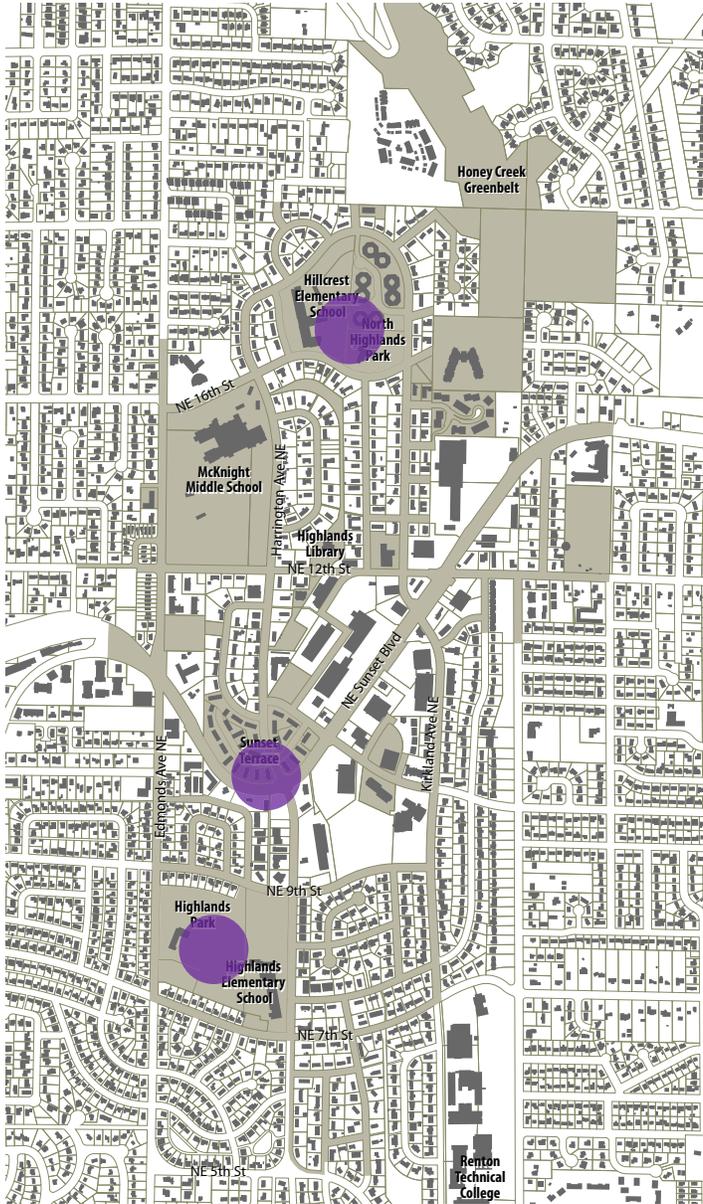


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Consolidate Recreation Centers?



- Consolidate Recreation Centers in conjunction with playing fields or adjacent to parks and upgrade or enhance facility



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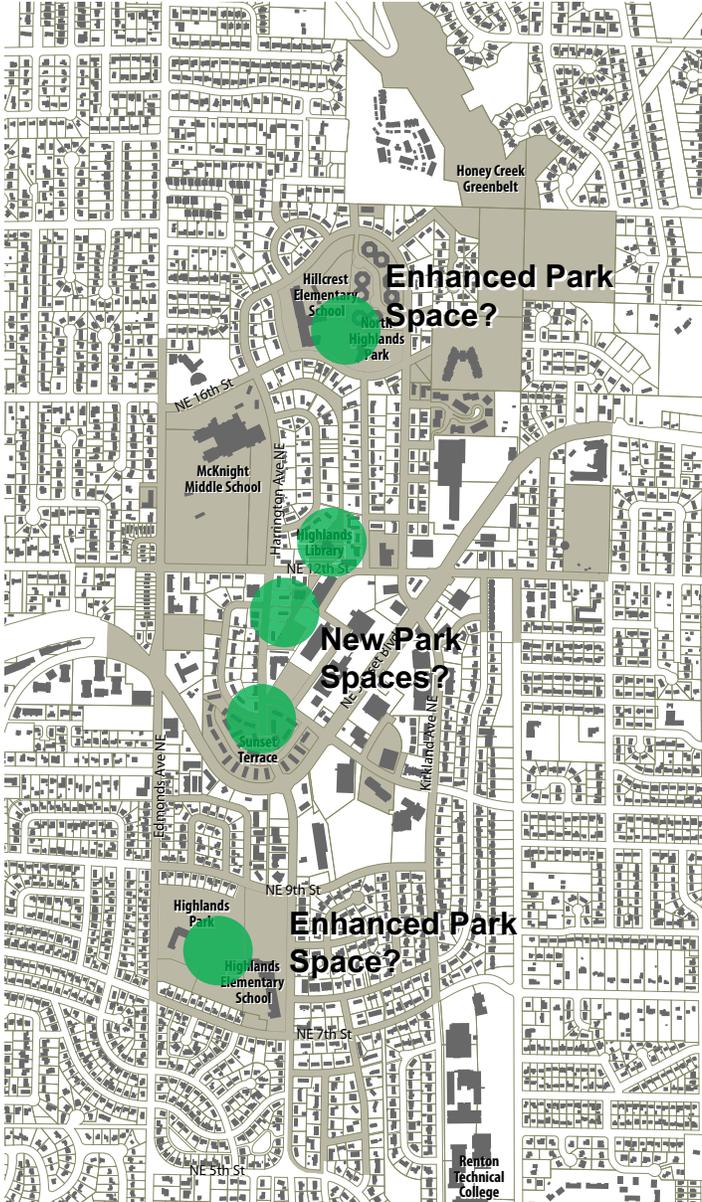


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New Park Space?



- Potential for new or enhanced park spaces



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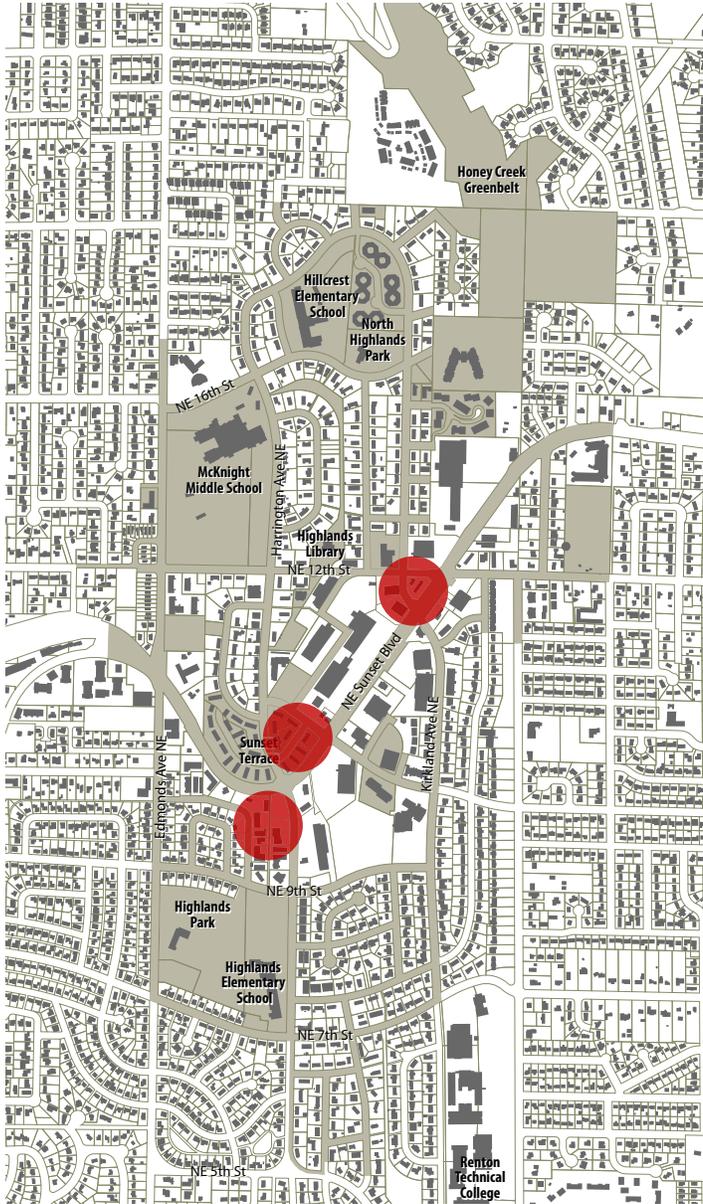


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New Library?



- New library in a mixed-use building: combined with retail or community and human services and/or housing



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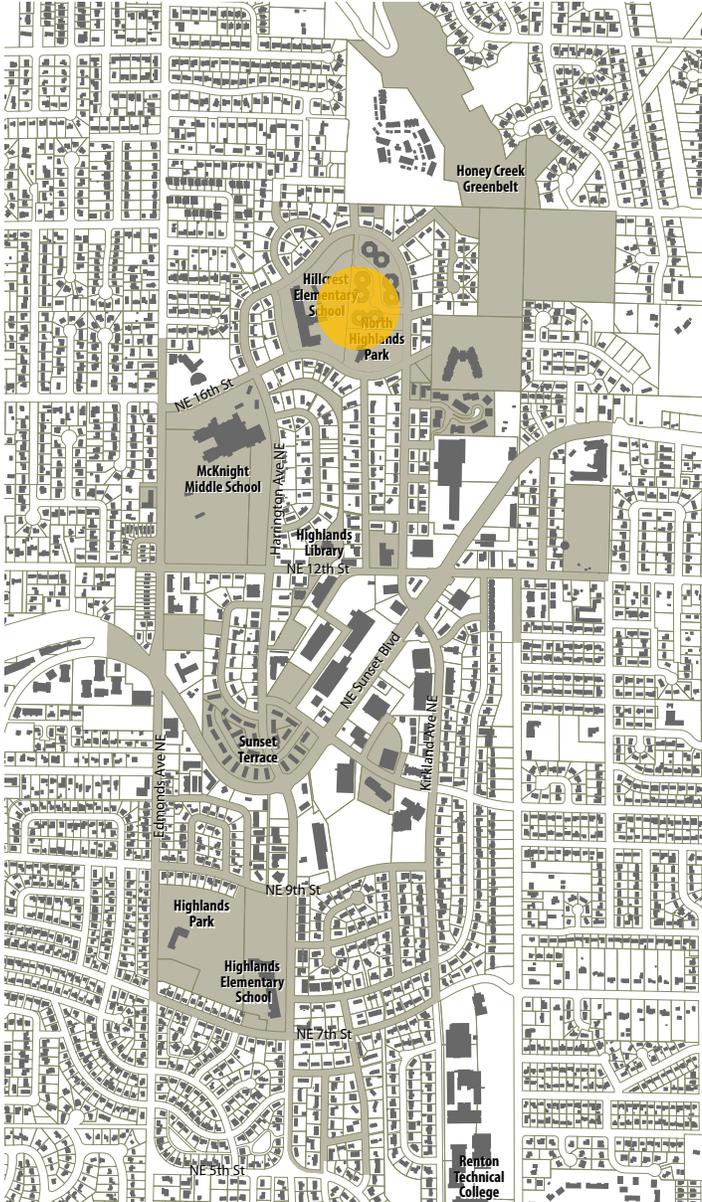


Sunset Area Community Investment Strategy

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Family Village at Hillcrest?



- Intergenerational Family Center with early childhood and senior programs
- Potential for mixed income “Green Village/ Low Impact” townhouses and open space



Sunset Area Community Investment Plan

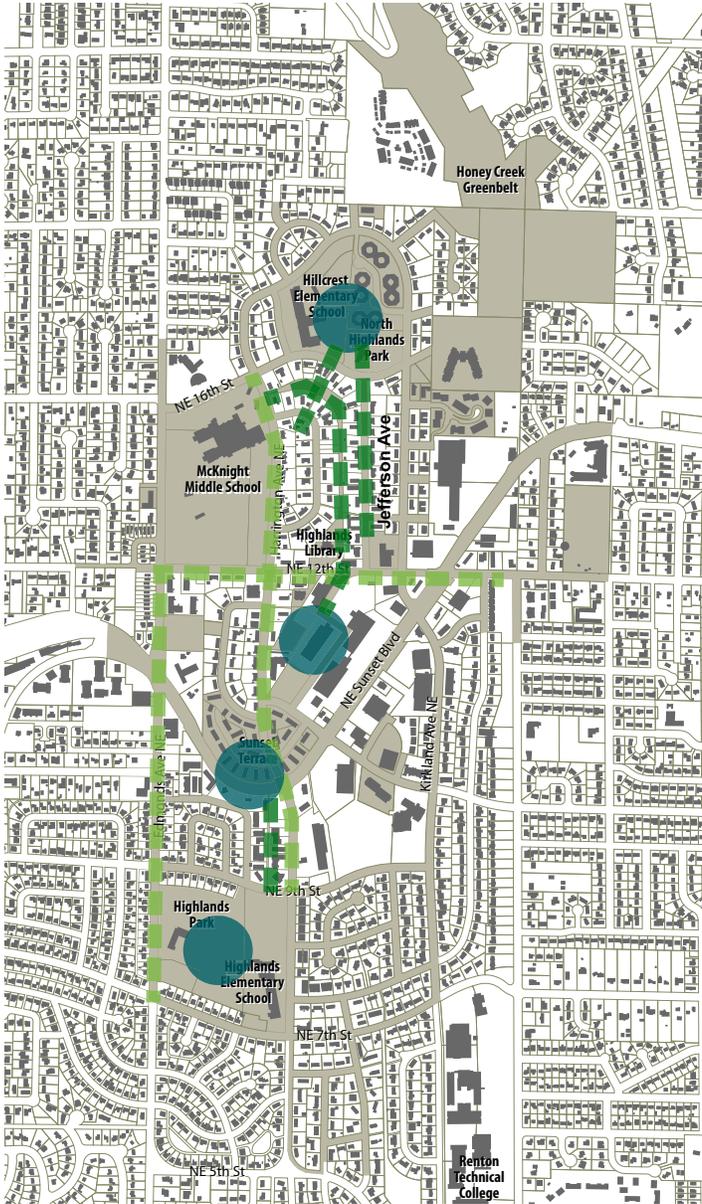


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Green Connections?



- Use streets for bike lanes, pedestrians, natural drainage courses
- “Rainwater parks” as district storm water facilities
- Close some local streets to cars?
- Enhance pedestrian walkways



Sunset Area Community Investment Plan

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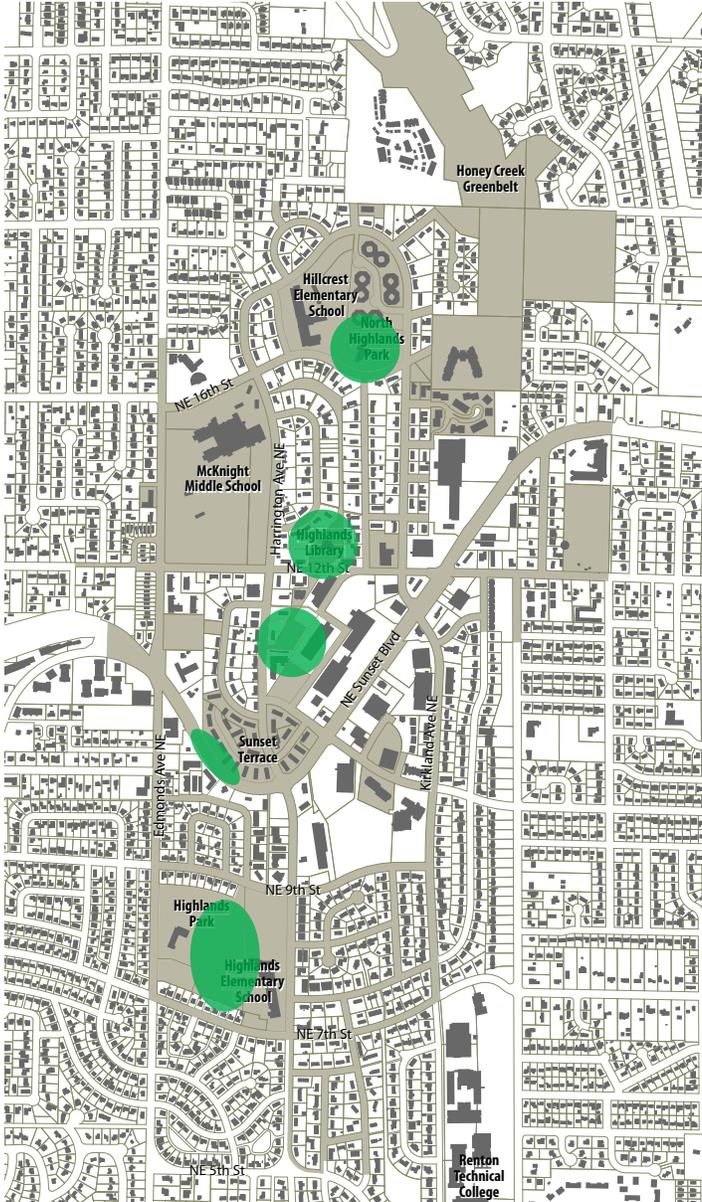


Sunset Area Community Investment Strategy

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A Community of Gardens?



- Community gardens as gathering places, passive recreation, and education
- Includes flat areas and terraced gardens



Sunset Area Community Investment Plan

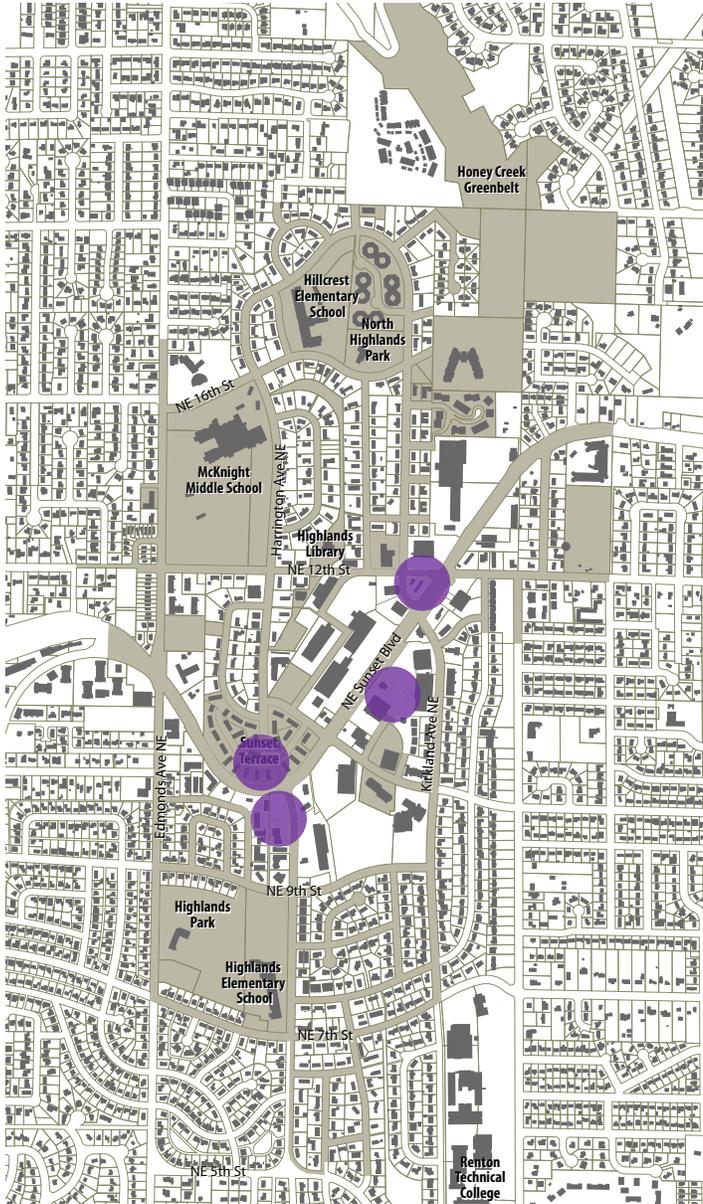


Sunset Area Community Investment Strategy

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“Third Place” Options?



New place(s) for community gathering along Sunset Blvd:

- A multi-purpose plaza adjacent to the new library, and/or
- Active retail, and/or
- Hardscape park



Sunset Area Community Investment Plan

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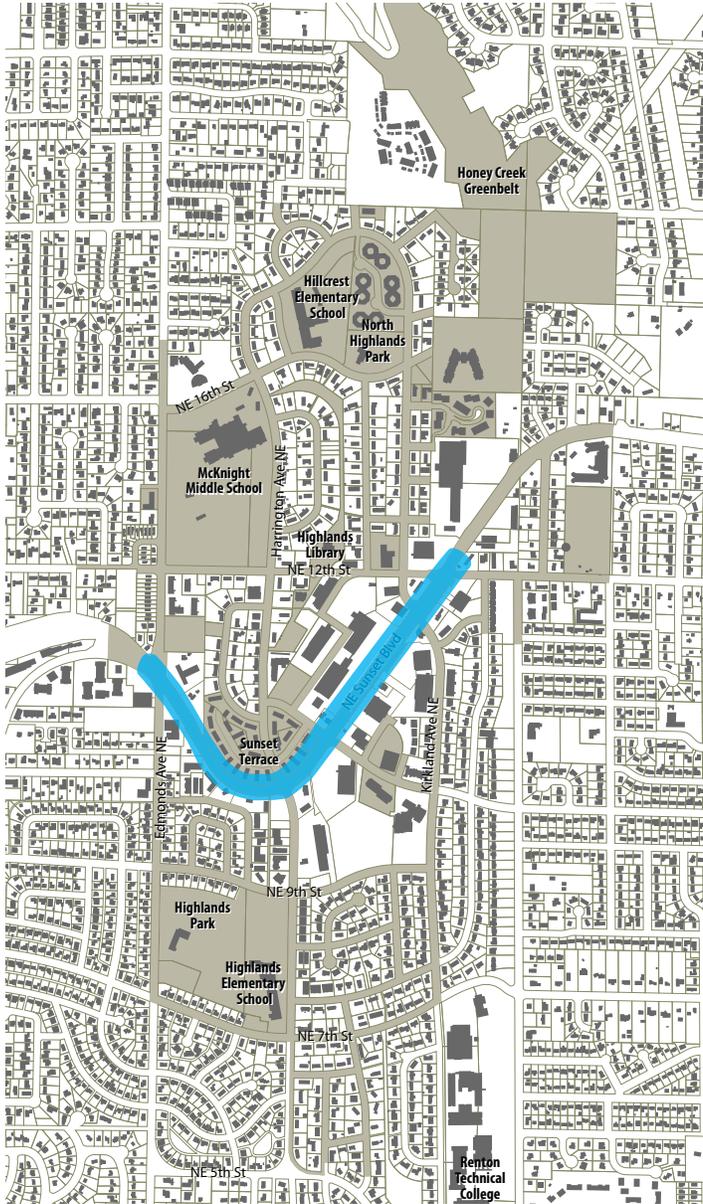


Sunset Area Community Investment Strategy

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Sunset Blvd. Improvements?



- Gateway, improved presence and pedestrian enhancements:
 1. Enhanced crossings or
 2. Local retail access road or
 3. Landscaped medians



Sunset Area Community Investment Plan

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Sunset Area Community Investment Strategy

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APPENDIX 4 – 09.10.09

Community Open House Comments

Voting Tabulations

Issue	Yes	No
Consolidated Recreation Center at Highlands Park	10	33
New Library	40	18
Family Village	39	3
Green Connections	36	4
A Community of Gardens	32	2
The First Third Place	35	2
Sunset Boulevard	48	5
New Park Space	39	3

Comments

Consolidated Recreation Center at Highlands Park

Yes

Yes, I think Space #3 and Space #1 should be combined. It would make it more rooming for children.

Diversity use.

In the middle.

Option 3: 5 votes

No

Leave Highlands Center as is.

Keep the 2 rec centers separate.

A rec center on each side of Sunset - enlarge Highlands Rec Center and Hillcrest.

Please don't consolidate.

Too far from home.

Make existing facilities more visible - especially 1 and 2

It is a matter of access!

Need more info.

No, unless on rec center is very under-utilized.

New Library

Yes

Put library in Highlands Park.

A free public library is the best value in education - open to everyone. It should be modern and safe.

Yes, locate in B

#1=C, #2=B, if overhead crosswalk

Yes, site A is best. The current highlands library is too small. Mixed use is a good idea.

Option A: 5 votes

Option B: 6 votes

Option C: 9 votes

No

Expand existing facility

Stretch existing library footprint

Expand the hours

No new big library. Maybe in B.

Don't want to be park of KC

We need more hours first!

Expand collection and extend hours

Keep our library separate from KC

Highlands Library is fine.

Add green space adjacent to switch hours to be open on Fridays.

"A" single use/single story

Family Village

Yes

Decent hours is the key to lower crime, better behavior. It is the incentive to increase work skills and good citizenship.

Intergenerational fam center with early childhood and senior program.

Keep it green and low impact.

Two areas, Highlands Park on Edmonds and Kirkland.

Please do not decrease low income housing.

Keep it mixed income.

Great idea.

cottage yes, green yes, car free yes, mixed age yes, mixed income yes, mixed race yes

No

Families are everywhere and don't need to be limited/concentrated in one area.

No isolated centers like current N Highlands.

No rows of townhouses, yes clustered cottages, cars and garages on periphery

Green Connections

Yes

Please do not close local streets to cars. Also treat the storm water facilities to kill West Nile mosquitoes.

Frogs are endangered. Let's have rain water parks with frogs.

Close streets ONLY IF sufficient parking on periphery.

Landscape on sidewalk.

Bike/Pedestrian friendly Renton needed.

Option A: 1 vote

Option B: 1 vote

Option C: 1 vote

Option D: 6 votes

No

Don't want any streets closed.

No closing streets.

No street closure.

No closing of Jefferson.

A Community of Gardens

Sunset Area Community Investment Strategy

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APPENDIX 4 – 09.10.09

Community Open House Comments

Comments, continued

Yes

I would like a community of gardens in highlands
I would like a garden in highlands park
I would like a garden in highlands park
Highlands Park
Veggies for low income families
vegetable
Parks Dept Pea Patch at HCC space
Pea Patch by Highlands Elementary School
Highlands Library
Highlands Library

No

Concerned about long term shift in community focus - lack of interest may cause maint. Issues

The First Third Place

Yes

It would be nice to have retail place like The Landing to go to when the weather isn't nice.
Hillcrest Bowling Alley would be a good spot. Keep it. Build up existing area space.
Keep a bowling alley. Build up existing RHA office for residents services local businesses
Piazza. Hard scape and grass
library. It sounds good
Highlands Park, 3rd Place with library and Sr Center
Yes, I would like and enjoy a new library in the Sunset Terrace area.
Police Precint in the Highlands
Open Patio area protected from heavy traffic
garden of 3rd sp NW Phia property with trees and places to sit.
Vacant Harrington lot
NE Sunset Blvd
NE 12th
library: 5 votes
Sunset Terrace: 2 votes

No

Yes, near library, but not elsewhere. Don't want to encourage gangs or homelessness

Sunset Boulevard

Yes

Improve ways to walk across street to shopping and to drive to them. Too hard to do.
Involve merchants and landowners to contribute to cleaning up area.
Landscaped medians sound good.
Trees in the street.
Do something but don't block views, clog traffic, etc.
Use central shopping area focus for Piazza
Plus speed calming between 16th and Sunset on Harrington
Speed control on Harrington
Improvements immediately east of Harrington
Yes to all! Please please slow traffic for childrens safety.
1. yes, 2. no, 3. some places
Option 1: 1 vote
Option 2: 2 votes

No

No landscape medians

New Park Space

Yes

B & E Yes
Yes, B,C,D & E
Expand location "E"
Highlands Park
Need more parks east of Kirkland
Sunset Terrace would be a good space for a dog/nature park.
Maintain what we have or improve areas to avoid crime increase
Only if library is expanded, moved ... like park next to library
Increase facility
fountain recreation at location #3 and restrooms. Increase facilities
Parks = yes. Been neglected too long
Highlands need a police precinct (sub station) in the Highlands area

General Comments

Stop traffic in NE 9th St.

Yes, of all the ideas presented on 09-10-09 at the public meeting, the Sunset Terrace, RHA is the best.

This meeting should be re-run soon all in Spanish. Hispanics are a huge component of this area and their voice needs to be heard for success!
-Sylvia Holden 425-226-9956

Thank you very much for holding this session! The BBQ was good and the information was very useful.

Sunset Area Community Investment Strategy

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APPENDIX 5 – 09.22.09

Interdepartmental/Interagency Staff Team (IST) Workshop notes

MITHUN

ARCHITECTS + DESIGNERS + PLANNERS

PROJECT _____ NUMBER _____

SUBJECT _____

PERSON _____ DATE _____

09.22.09

Sunset Worksession Sign-In

<u>Name</u>	<u>Organization</u>
Erin Christensen	Mithun
Chris Fiori	Heartland
JEFF BENESI	Mithun
David Tangas	Renton Fire
Camille Walls	Renton Fire
Mark Groppler	RHA
Jim Seitz	Renton Transportation
Randy Matheson	Renton School District
Max Ritsch	CEO
Rich Moore	Renton School District
RYAN BREUNEN	SR
Karen Bergsiek	City of Renton Community Serv.
Bette Anderson	Renton Public Library
Chris Webb	MITHUN / Chris Webb & Assoc.
Erika Conkling	CEO
Mark Santos-Johnson	CEO
Theresa McQuillen	CEO
Jerry Rerecich	Community Services
Guzanne Dale Estuy	CEO/City

FIRST THIRD PLACE

9/22

MORE CONTROL ON PUB OWNED LAND
LINK W/ PUBLIC INVEST

Yes!

SUNSET BLVD

- ID PROBLEMS + EXIST COND
- OPEN HOUSE - USE ART TO REPRESENT CULTURAL DIVERSITY OF PLACE + HISTORY
- PW: GOAL OF CALMING EFFECT
NOT WIDER X SECTION. WOULD UPGRADE ALL INTERSECTIONS. LOOK @ BUSINESS ACCESS / DRIVEWAYS
COULD START CONCEPT DESIGN early 2010
- DOT HAS REG. AUTHORITY

GREEN CONNECTIONS

9/22

AESTHETICS

- UNDERGROUNDING UTIL. LINES?
 - INTEREST AT OPEN HOUSE
 - BOND. • ONLY ON SELECTED STREETS, VERY IMPORTANT
- TIMING - NEW DEVELOPMENT WHEN? A CHALLENGE. PHASED, WHERE REQ'D + MENU OF OPTIONS
- PW OK TO MOVE FORWARD W/ SW FACILITIES. NEED DIRECTION + TIED IN W/ MAJOR PROJ.

COMMUNITY GARDENS

- UNITED WAY INTEREST, NEIGH PROG INTEREST
- CONSIDER LOCATION + VISIBILITY
- S LOC - EDU COORD. + EXIST LIB

EXIST - 40 plots
 24 greenhouse plots
 (N 1/3 TR)
 N \$13K

PARK SPACE

9/22

- CONSIDER PARK/OPEN SPACE & SUNSET TERRACE AS PART OF LIBRARY?
- ~~WHAT~~ PARKS + REC CENTER - HOW DO THEY WORK TOGETHER?

EIS. PLANNED ACTION

RHA NEEDS IT / COORD w/ CITY

CAN COORD + FACILITATE OTHER PROJECTS

CAN BE INCENTIVE TO PRIVATE DEVEL

PUBLIC PROCESS TO ACHIEVE VISION

LIBRARY

9/22

- THIRD PLACE ELEMENT CRITICAL (meeting, space, etc)

ANNEXATION^{VOTE} FEB 2010

LOCATION IN NEGOTIATION W/ KCLS

14-15K SF, PARKING & REQ'NTS - COLOCATION OF HUM SVCS

ALEX + KCLS - OPEN TO MIXED USE +

ALONG SUNSET LOCATION PARAMOUNT

NEW FACILITY = 2nd SMAUER (KCLS)
(DOWNTOWN 22K SF)

GOALS - FULFILLMENT OF SUNSET TERRACE VISION

CAP COST - HIGH / DEPENDS ON LOCATION / ACQUISITION

• HOW PERCEIVED AS SERVING GREATER COMMUNITY? DESIGN, CONSTRUCTION

• WHAT TO DO WITH OLD SITE?

LEVERAGE?

APPRAISED @ \$1.1 mil

• MARK G - RELOC LIB ON RHA OFFICE LOG

POSSIBLE

* PRIORITY SUN TERR LOC. CONSENSUS

REC CENTERS

9/22

- COMMUNITY FEEDBACK UNCLEAR
- CULTURAL ISSUES - CONFLICT/SHARING SPACES / WHERE OK TO WALK?
- CONSIDER UTILIZATION OF CURRENT FACILITIES / PROP.
- FUTURE BUDGET / OPS PRESSURES UNKNOWN - USE OF RESOURCES
- POTENTIAL FOR LEVERAGE: RIHA OFF-SITE FAMILY HOUSING?
- CONSOLIDATED REC CENTER @ SUNSET TERR NOT EFFECTIVE USE OF LAND
- LOCAL ^{and} VS. CITY-WIDE OR REGIONAL ROLE
- MEET NEEDS BETTER

MERCER VIEW CC - ^{COMMUN.} SERVICE MEETINGS, etc → DUAL USE

POTENTIALLY EXPAND HIGHLANDS

FAMILY VILLAGE

9/22

VALUE OF INTERGENERATIONAL -
NORTHSHORE, KC.

SCHOOL DIST. UNSURE OF FUTURE PLANS

CURRENT SPECIAL NEEDS/
EARLY EDU 60/40

BOND PASSED to build EARLY CHILDHOOD
LEARNING CENTER open 2011-2012

re-evaluating: NEEDS ASSESSMENT finished
SCHOOL DIST: MORE SOCIAL NEEDS Dec 09/
planning Jan 2010

• CAN HILLCREST BE USED FOR 6th GRADERS?

• POTENTIAL FOR SITE AS SERVICES CAMPUS?

→ CITY, RHA + SCHOOL DIST → coord in spring 2010

• CONSIDER NEW EMERGENCY SERVICES
AS PART OF IMPROVEMENTS: STORAGE +
SHELTER.

• COMPLICATED.

