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MEMORANDUM

DATE: April 12, 2011
TO: Erika Conkling
FROM: Lisa Grueter
RE: April 6, 2011 Planning Commission Hearing, Responses to Questions, and Information for the Record

On April 6, 2011, the Planning Commission held a hearing on the Sunset Area Planned Action Ordinance and Comprehensive Plan Amendments. We presented information regarding the proposed planned action process, capital facility costs and Comprehensive Plan Amendments, and the Sunset Area Draft Stormwater Master Plan. The Planning Commission had a question regarding whether the capital facility cost estimates incorporated inflation factors. The Planning Commission held the hearing record open until April 13, 2011 until 5 pm.

The purpose of this memo is to respond to the Planning Commission question and to make clarifications or corrections to the proposed Planned Action Ordinance and Comprehensive Plan Amendments.

CAPITAL COST ESTIMATES

The cost estimates for roads, stormwater, water, wastewater, and parks facilities were estimated in 2011 dollars and did not include inflation factors since the project implementation dates within the 20 year period have not been precisely defined. However, the estimates do include large contingency factors (e.g. 30%) and are considered conservative planning estimates.

CLARIFICATIONS AND CORRECTIONS

As a result of reviewing the capital facilities and cost estimates we have found some consistency edits are needed in the various ordinances and amendments. In addition, as a result of ongoing discussions with the Environmental Protection Agency, we have suggestions on monitoring the Planned Action Ordinance.

Planned Action Ordinance

Land Use and Utility Clarifications

We recommend amending the following section of the proposed Planned Action Ordinance to remove utilities from the table of quantities and address in its own subsection:

Section 3.D (2) Development Thresholds.

(a) The following amount of various new land uses are anticipated by the Planned Action:

| Land Use | Development Amount | |
|----------------|---------------------------|---------------------------|
| | Alternative 3 | FEIS Preferred Alt |
| Residential | 2,506 units | 2,339 units |
| Schools | 57,010 gross square feet | 57,010 gross square feet |
| Parks | 0.25 acres | 3 acres |
| Office/Service | 776,805 gross square feet | 745,810 gross square feet |
| Retail | 476,299 gross square feet | 457,119 gross square feet |

(b) The following utilities are considered planned actions: water, wastewater, and stormwater facilities identified and studied in the EIS.

Deleted: Utilities ... [1]

(c) Shifting development amounts between categories of uses may be permitted so long as the total build-out does not exceed the aggregate amount of development and trip generation reviewed in the EIS, and so long as the impacts of that development have been identified in the Planned Action EIS and are mitigated consistent with Exhibit B.

Deleted: b

(d) If future development proposals in the Sunset Planned Action area exceed the development thresholds specified in this ordinance, further environmental review may be required pursuant to WAC 197-11-172. Further, if proposed development would alter the assumptions and analysis in the Planned Action EIS, further environmental review may be required.

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Monitoring Clarifications

As a result of communications with the Environmental Protection Agency, we recommend that the monitoring section of the Ordinance be amended to give more concrete evaluation measures, as follows below. (See also Attachment 1-1 Discussion Questions for EPA and City of Renton Meeting Regarding the Sunset Area Terrace FEIS and Attachment 1-2, Comparison - Livability Principles and Sunset Area EIS Section 2.6 Goals and Objectives.)

SECTION 4. - Monitoring and Review.

A. The City shall monitor the progress of development in the designated Planned Action area to ensure that it is consistent with the assumptions of this ordinance and the Planned Action EIS regarding the

type and amount of development and associated impacts, and with the mitigation measures and improvements planned for the Sunset Area.

B. This Planned Action Ordinance shall be reviewed no later than five years from its effective date by the Environmental Review Committee to determine the continuing relevance of its assumptions and findings with respect to environmental conditions in the Planned Action area, the impacts of development, and required mitigation measures. Based upon this review, the City may propose amendments to this ordinance and/or may supplement or revise the Planned Action EIS.

C. At the following time periods, the City shall evaluate the overall sustainability of the Sunset Area Planned Action area defined in Exhibit A consistent with Final EIS Appendix A review of Goals and Objectives and LEED-ND qualitative evaluation, or an equivalent approach:

(1) At the time of the 5 year review in Section 4.B above.

(2) At the time of a NEPA re-evaluation pursuant to 24 CFR Part 58.53.

D. The City shall conduct a Greenroads evaluation or its equivalent at the time the NE Sunset Boulevard design is at 30% design level and at the 60% design level.

E. The City shall review the Potential Sunset Terrace Redevelopment Subarea at the time of the five year review in Section 4B in relation to the following evaluation criteria:

(1) Contribution of final conceptual designs to 2030 Regional Vehicle Miles Travelled (VMT) consistent with Final EIS Table 3.2-4, Sunset Terrace Redevelopment Subarea Contribution to Forecast 2030 Regional VMT.

(2) Changes in land use and population growth and resulting greenhouse gas emissions of final conceptual designs compared to Tables 3.2-5 and 3.2-6 of the Final EIS, titled respectively Assumed Land Use and Population Growth for Greenhouse Gas Emission Calculations–Potential Sunset Terrace Redevelopment Subarea and Comparison of Greenhouse Gas Emissions–Potential Sunset Terrace Redevelopment Subarea.

(3) Change in effective impervious area for Sunset Terrace Redevelopment Subarea compared with Final EIS Preferred Alternative and Alternative 3 which resulted in a decrease of approximately 0.51 acre (11%) to 1.07 acres (23%) compared to existing conditions per Table 7 of Planned Action Ordinance Exhibit B.

Planned Action Ordinance Exhibit B

We recommend amendments to the draft Exhibit B of the Planned Action Ordinance in order to clarify the relationship of the stormwater, water,

and sewer requirements in the City codes to the EIS mitigation measures. Please see the Attachment 2 showing revisions to Exhibit B with ~~strikeout~~ and underline text.

Capital Facilities Element and Transportation Element Amendments

Last we recommend some consistency amendments in the Capital Facilities Element and Transportation Element (please see Attachments 3 and 4; not there are no further edits to the Utilities Element).

- The Planned Action Ordinance described two intersection improvements but the costs were only partially covered in the Capital Facilities and Transportation Element Amendments; as a result we have adjusted the estimates to fully incorporate the costs. We also ensured the estimates for green connections street frontage improvements included right-of-way acquisition. As a result the costs for street improvements increased by about 3%.
- We also found a slight reduction in surface water utility improvement costs when cross-checking the figures with the Draft Sunset Area Surface Water Management Plan.

These revisions are shown in the attached Capital Facilities Element and Transportation Element amendments in gray shading.

Sunset Area Surface Water Master Plan Revisions

Under separate cover CH2MHill Staff have transmitted minor clarifications and corrections.

Attachments

Attachment 1-1 Discussion Questions for EPA and City of Renton Meeting Regarding the Sunset Area Terrace FEIS

Attachment 1-2, Comparison - Livability Principles and Sunset Area EIS Section 2.6 Goals and Objectives

Attachment 2 Planned Action Ordinance Exhibit B Revisions (~~Strikeout/Underline~~)

Attachment 3 Capital Facilities Element Revisions (Gray Shading)

Attachment 4 Transportation Element Revisions (Gray Shading)

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|-----------|-----|-----|
| Utilities | Tbd | Tbd |
|-----------|-----|-----|