



⚠️ The Sunset Terrace entrance features abundant landscaping which will naturally facilitate stormwater runoff management.



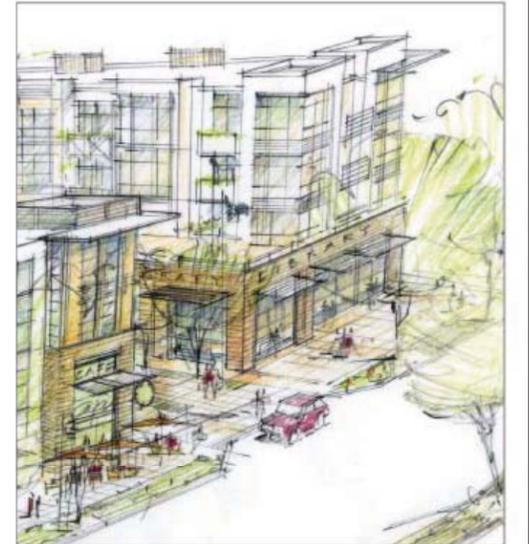
⚠️ The entry to the new Sunset Terrace neighborhood is flanked by walkable neighborhood retail with outside dining on the sunny south side, and convenient angle parking.



⚠️ Leasing office, lobby entrance, and amenity space are accessible at street level, with residential units above and one level of parking below.



⚠️ Low scale family oriented townhouses provide eyes on a safe linear park which also contributes outdoor space to the community center.



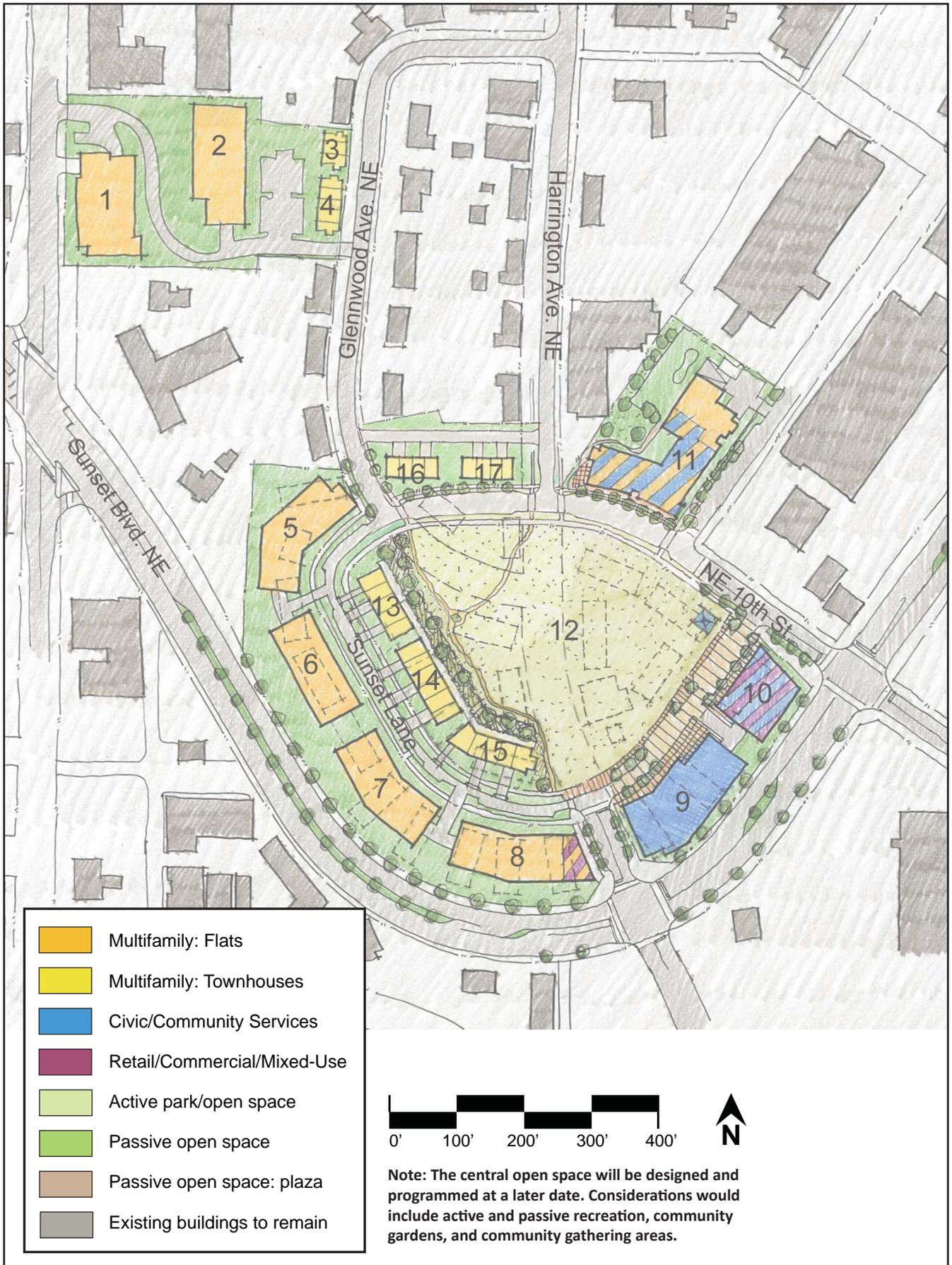
⚠️ A new regional library with parking below and housing above, shares a pedestrian pathway with a coffee shop to the community center.

### New Development Summary

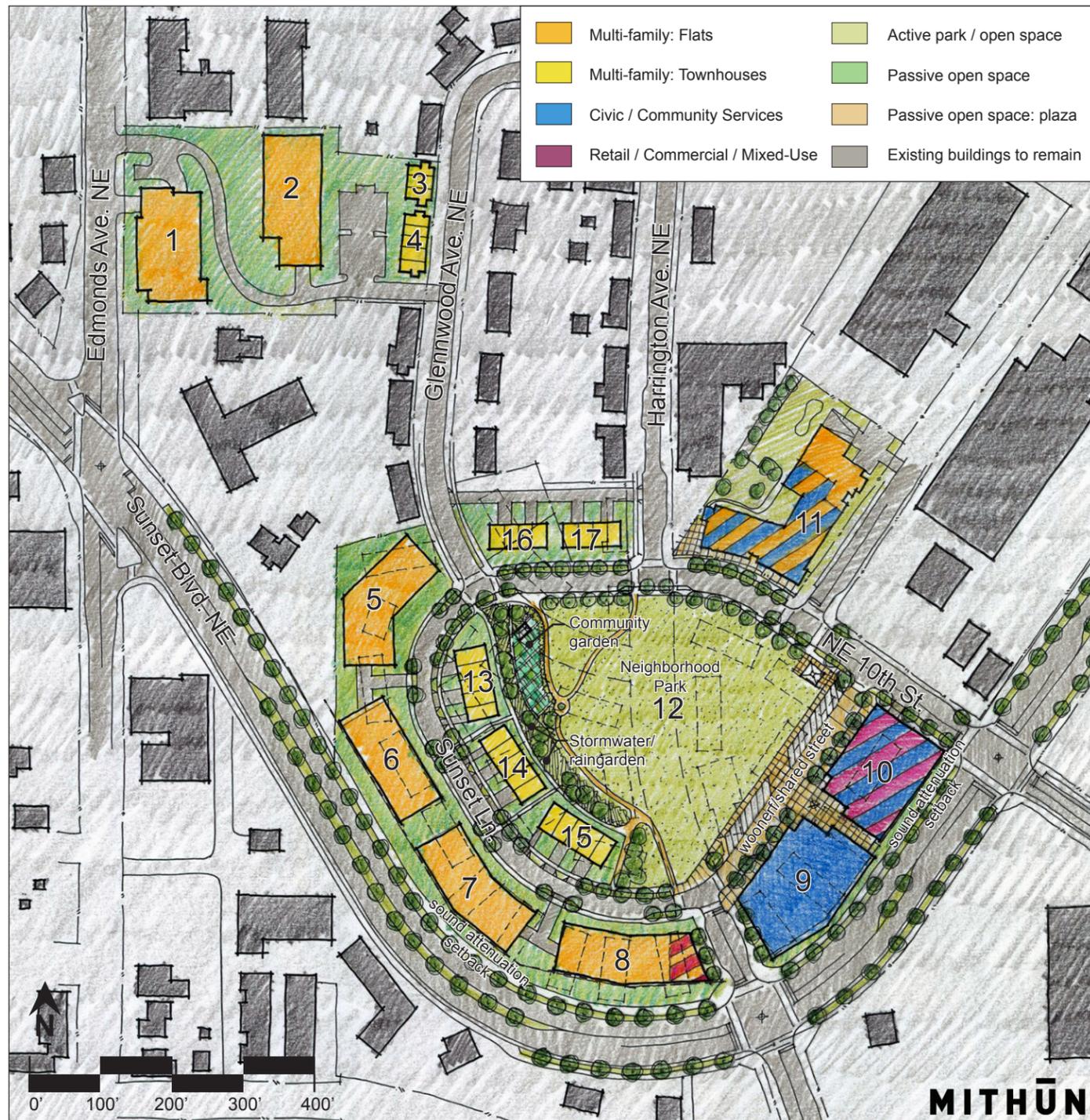
Site	Building Type	Stories	Surface	Parking		Units			Retail	Community Space		
				Under Structure	Total	Market	Affordable	Affordable Sector			Total	
1	I	4		123			112					
2	II	3		49		37						
3	IIIa	3		49		37						
4	IIIa	3		49		37						
5	III	4		49		43		6,500 sf				
6	IV	4	62 Shared Streetside Angle Parking	49		43		15,000 sf				
7	V	4		36		43			20,000 sf			
8	VI	2							7,500 sf			
9	VII	4		216			168					
10	VIII	2-3					4					
11	VIII	2-3					4					
12	VIII	2-3					4					
13	VIII	2-3					4					
14	VIII	2-3	62 Shared Streetside				4					
15	VIII	2-3					4					
16	VIII	2-3					4					
17	VIII	2-3					4					
18	K	3		36		37						
TOTAL:				124	656	780	154	267	168	589	31,500 sf	27,500 sf

Residential  
 Ground Floor Retail  
 Community

6 IV Site & Building Type  
 0 80 160  
 NORTH



**Figure 2-11**  
 Potential Sunset Terrace Redevelopment Concept—Preferred Alternative  
 Sunset Area Community Planned Action Final NEPA/SEPA EIS



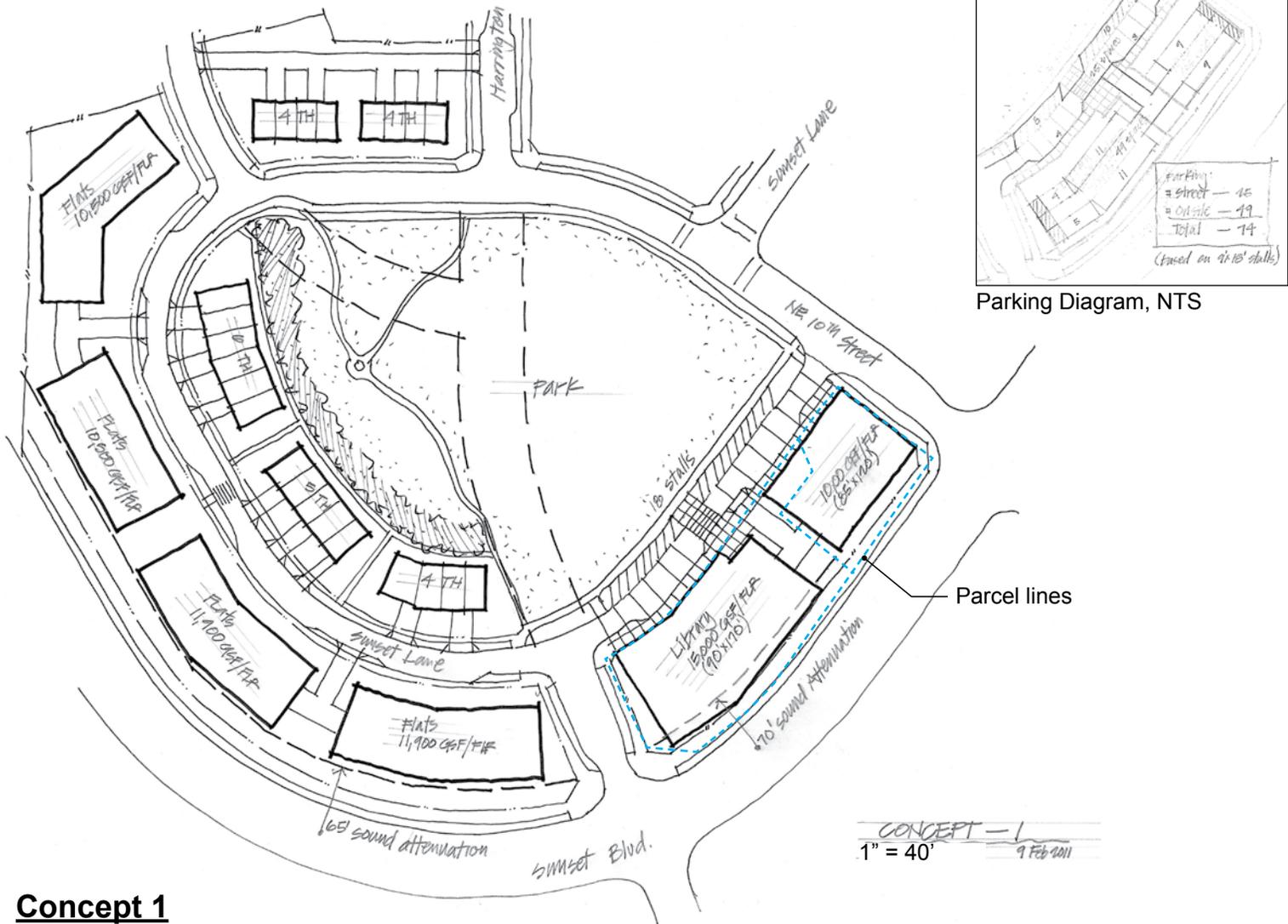
Sunset Terrace Redevelopment Area (STRA): Final Preferred Alternative Program Summary						
Building Number/ Use	Stories	Built GSF	Units	Parking Off-street	Parking On-street	Open space GSF
1. Multi-family: Flats and Townhomes	4	46,433	42	63	6	
2. Multi-family: Flats	4	44,000	40	54		
3. Multi-family: Townhomes	2	4,395	3	4	8	
4. Multi-family: Townhomes	2	7,325	5	9		
5. Multi-family: Flats	4	42,000	40	32	20	
6. Multi-family: Flats	4	42,000	36	32		
7. Multi-family: Flats	4	47,600	36	32		
8. Mixed use: Retail and Multi-family Flats	4	R: 1,000 Mf: 46,600	40	40		
9. Library	1	15,000	0	116	23	Woonerf: 12,000 Plaza: 2,000
10. Mixed use: Community Service/ Retail and Multi-family Flats	4	Cs/R: 15,000 Mf: 45,000	45			
11. Mixed use: Community Service / Multi-family Flats	4	Cs: 12,500 Mf: 77,600	80	136	6	
12. Neighborhood Park					16	100,000
13. Multi-family: Townhomes	2	7,325	5	10		
14. Multi-family: Townhomes	2	7,325	5	10		
15. Multi-family: Townhomes	2	7,325	5	10		
16. Multi-family: Townhomes	2	5,860	4	8		
17. Multi-family: Townhomes	2	5,860	4	8		
<b>TOTAL NEW DEVELOPMENT</b>		<b>440,548</b>	<b>390*</b>	<b>564</b>	<b>79</b>	<b>114,000</b>

\*RHA is committed to 1:1 replacement of the 100 existing public housing units. Total New Development in the Sunset Terrace Redevelopment Area includes replacement public housing units. Up to 20% of the replacement housing units may be provided outside of the Sunset Terrace redevelopment, but within the Sunset neighborhood.

**Sunset Terrace Redevelopment Goals:**

- 1:1 replacement of existing 100 Sunset Terrace public housing units: (20) 1 bedroom, (36) 2 bedrooms, (36) 3 bedrooms, (8) 4 bedrooms
- Provide new affordable and market rate rental housing to accommodate a mixed-income community that includes Sunset Terrace property and nearby RHA or City owned sites
- Maximize the visibility and location – the heart of Sunset Area
- Act as a catalyst for improvements and investments in the Sunset Area
- Integrate Sunset Terrace site and residents with the surrounding neighborhood
- Provide amenities to be shared by neighborhoods, including a “third place” for all to gather, and open space opportunities such as active recreation and community garden space
- Improve the pedestrian realm and connection across Sunset Boulevard
- Provide a mix of uses, including residential, open space, and potential for community, civic, retail, or commercial

**Sunset Area Planned Action EIS**  
FEIS: Sunset Terrace Redevelopment Area  
3/14/11 Final Preferred Alternative



### Concept 1

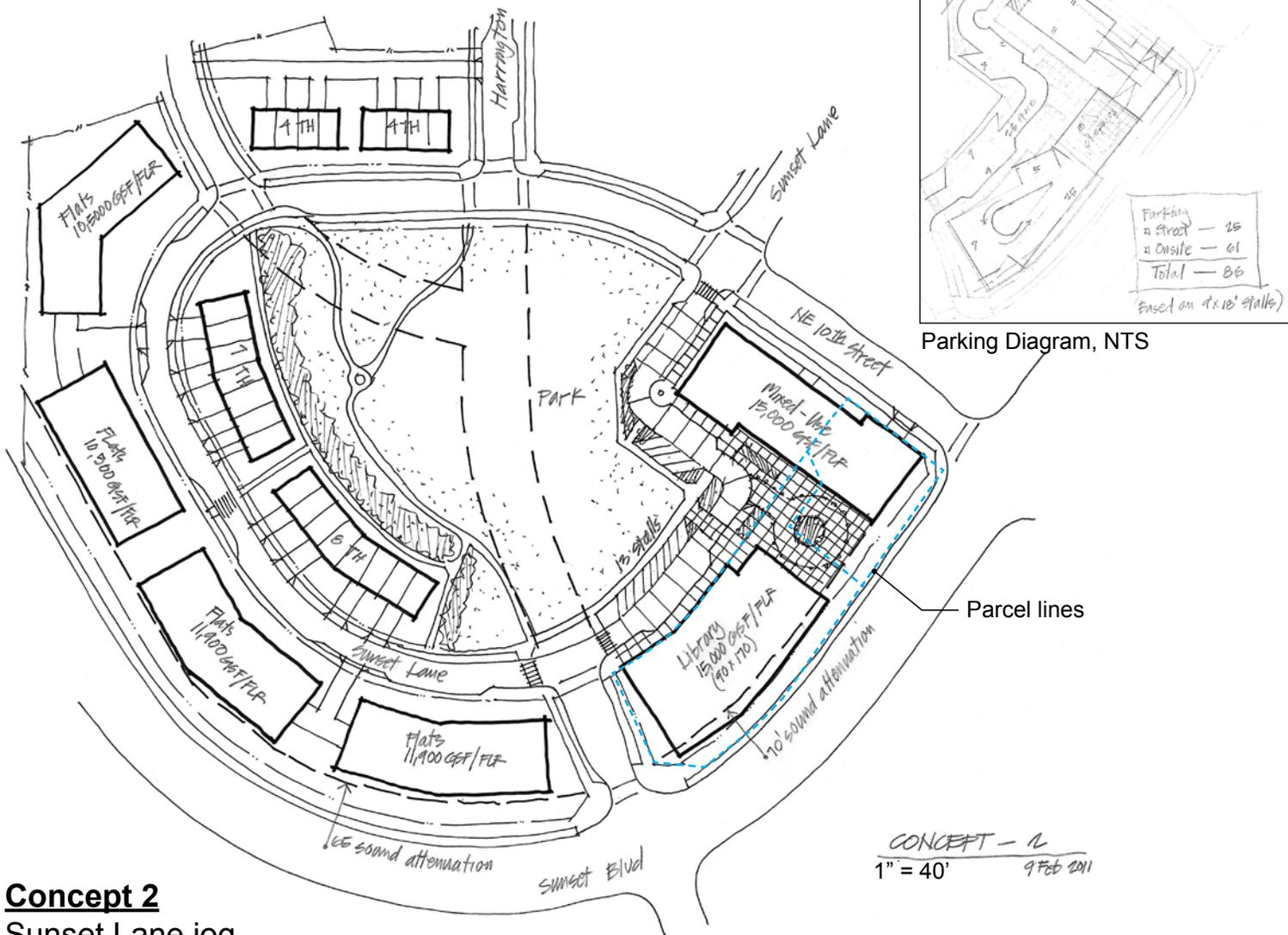
#### Adjusted setbacks at library and building 10

- Adjusted library footprint
- 10,000 sf footprint for Building 10
- On-street parking provided on Sunset Lane east of Harrington: 25 stalls
- Off-street parking provided: 49 stalls (31 at library; 18 at bldg 10)
- Total parking provided: 74 stalls (assumes 1 level of underground parking)
- Parking required: Total: 101 stalls: Library (45 stalls), Building 10 (56 stalls, assuming 30 units = 36stalls + 10K office = 20 stalls) *does not include shared parking or other reductions*
- Park area: 2.4 acres

**Sunset Area Planned Action EIS**  
 EIS: Sunset Terrace Redevelopment Area  
 Studies  
 2/10/11

*Note: Sound Attenuation numbers are reversed east and west of Harrington Avenue NE - should be 65 and 70 feet respectively.*





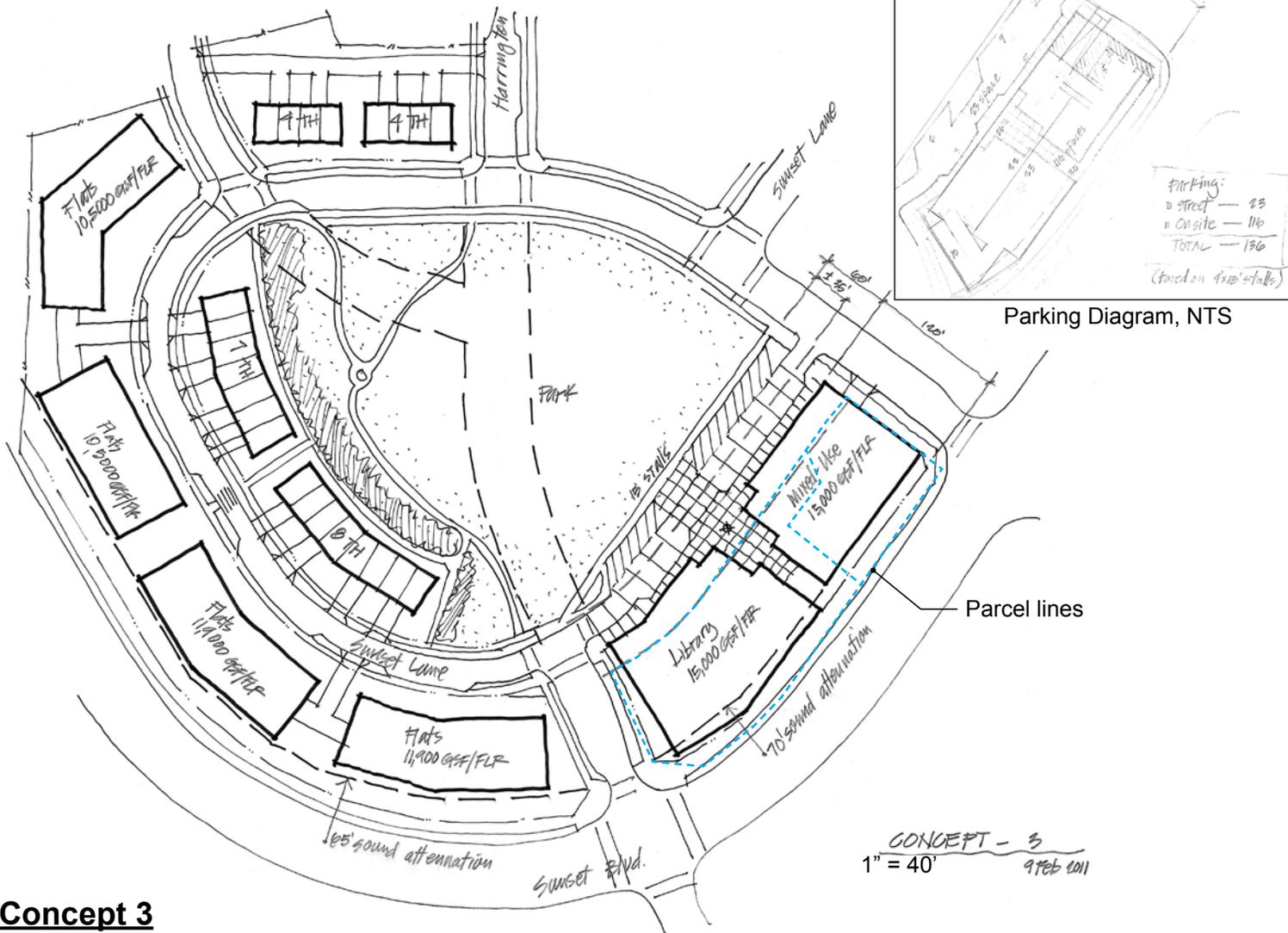
**Concept 2**  
Sunset Lane jog

- Adjusted library footprint
- New Building 10 configuration: 15,000 sf footprint
- Shared access underground parking (one level) accessed from 10th Street
- Plaza/3rd place/ drop off area
- On-street parking provided on Sunset Lane east of Harrington: 25 stalls
- Off-street parking provided: 61 stalls (39 at library; 10 at plaza; 22 at bldg 10)
- Total parking provided: 86 stalls (assumes 1 level underground parking)
- Parking required: Total: 132 stalls: Library (45 stalls), Building 10 (87 stalls, assuming 45 units = 54 stalls + 10K office = 20 stalls, 5K retail = 13 stalls) *does not include shared parking or other reductions*
- Park area: 2.1 acres

**Sunset Area Planned Action EIS**  
EIS: Sunset Terrace Redevelopment Area  
Studies  
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### Concept 3 Realigned Sunset Lane

- Sunset Lane realigned north to accommodate 120' deep building and double loaded parking garage
- Adjusted library footprint
- New Building 10 configuration: 15,000 sf footprint
- Shared access underground parking (one level) accessed from 10th Street
- Plaza/3rd place
- On-street parking provided on Sunset Lane east of Harrington: 23 stalls
- Off-street parking provided: 116 stalls (shared parking garage podium)
- Total parking provided: 136 stalls
- Parking required: Total: 132 stalls: Library (45 stalls), Building 10 (87 stalls, assuming 45 units = 54 stalls + 10K office = 20 stalls, 5K retail = 13 stalls) *does not include shared parking or other reductions*
- Park area: 2.3 acres

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Studies  
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**MITHUN**