

**A. ADMINISTRATIVE REPORT & DECISION**

**DECISION:**             **APPROVED**             **APPROVED SUBJECT TO CONDITIONS**             **DENIED**

**REPORT DATE:**        March 10, 2016

**Project Name:**        Seattle Pipe Trades Expansion

**Owner(s):**             Seattle Area Plumbing and Pipefitters; 595 Monster Rd SW; Renton WA 98055 and  
Ashton Capital/K&M Holdings; 1201 Monster Rd SW; Renton WA 98055

**Applicant/Contact:**   Sue Soller, SSA Consulting & Andrew Clapham & Assoc; 3200 Alki Ave SW #401; Seattle,  
WA 98116

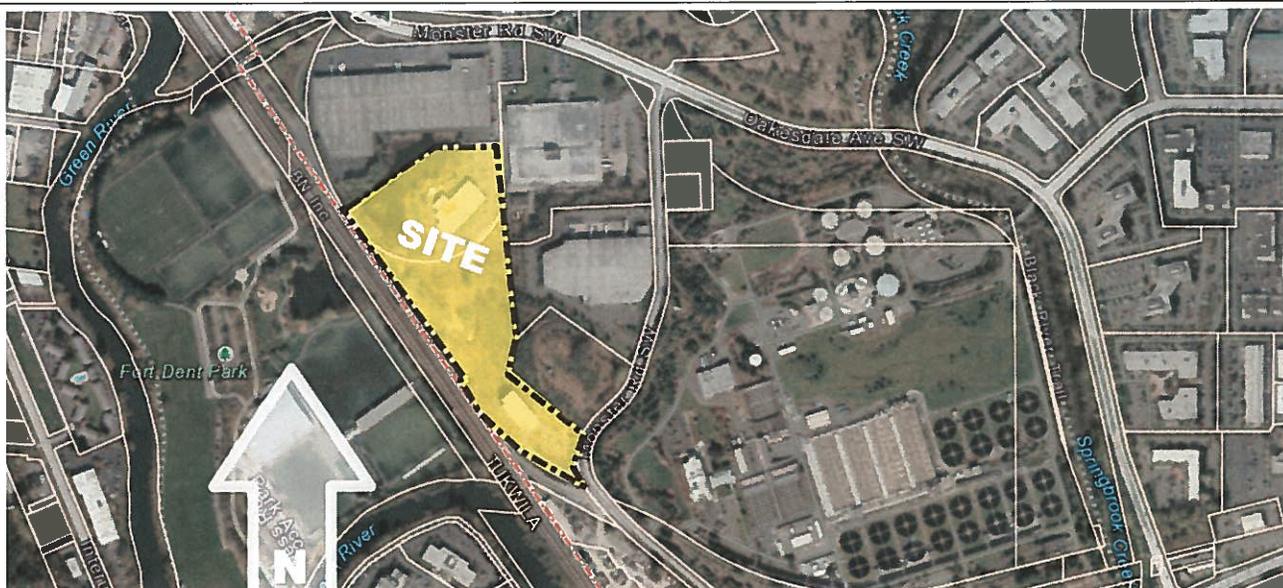
**File Number:**         LUA15-000344, ECF, SA-A

**Project Manager:**    Jill Ding, Senior Planner

**Project Summary:**    The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan Review for a two-story, 11,885 square foot, building addition and parking lot expansion of the existing two-story building where Seattle Area Pipe Trades and UA Local 32 are located. The existing 243,017 square foot (5.53-acre) site would expand approximately 21,500 square feet to the south through a lot line adjustment with abutting property PID 2423049123. Both properties are located in the Industrial Medium (IM) zone. Vehicle access to the site is provided by Monster Rd SW through an access easement at the north of the site. Associated improvements are relocation of private utilities where the addition is proposed and parking lot landscaping. There are two Category 3 wetlands near the site. The site is located within a floodplain, seismic hazard area, and near steep slopes. The applicant submitted wetlands and biological assessments and geotechnical and drainage reports.

**Project Location:**    595 Monster Rd SW & 21,500 SF area in the NE corner of 1201 Monster Rd SW

**Site Area:**            6.07 acres (264,517 square feet)



*Project Location Map*

**B. EXHIBITS:**

- Exhibit 1-17: Environmental Review Committee Report & Exhibits
- Exhibit 18: Administrative Report & Decision
- Exhibit 19: Parking Analysis Prepared by Rubenkonig Planning and Landscape Architecture, PLLC (dated July 15, 2015)
- Exhibit 20: Neighborhood Detail Map
- Exhibit 21: Tree Inventory Plan
- Exhibit 22: Tree Retention Worksheet
- Exhibit 23: Construction Mitigation Description
- Exhibit 24: Building Elevations (4/30/2015)
- Exhibit 25: Landscape Plan with Bluebeam measurements

**C. GENERAL INFORMATION:**

- 1. **Owner(s) of Record:** Seattle Area Plumbing and Pipefitters, 595 Monster Rd SW, Renton WA 98055 and Ashton Capital/K&M Holdings, 1201 Monster Rd SW, Renton WA 98055
- 2. **Zoning Classification:** Medium Industrial (IM)
- 3. **Comprehensive Plan Land Use Designation:** Employment Area Valley (EAV)
- 4. **Existing Site Use:** An existing 50,540 sf two-story building used for training, associated offices, and parking.
- 5. **Critical Areas:** Regulated slopes, seismic, flood, and one Category 3 wetland.
- 6. **Neighborhood Characteristics:**
  - a. **North:** Warehouse Use (IM zone)
  - b. **East:** Existing Industrial Use, Warehouse Use, and King County Wastewater Treatment Facility (IM zone)
  - c. **South:** Office Building Use (IM zone)
  - d. **West:** Existing Burlington Northern Railroad Use (IM zone)
- 6. **Site Area:** 6.07 acres (264,517 sf total between 243,017 sf at 595 Monster Rd SW and 21,500 sf from 1201 Monster Rd SW to be purchased)

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation	N/A	4086	09/30/1987

**E. PUBLIC SERVICES:**

**1. Existing Utilities**

- a. Water: Water service is provided by the City of Renton.
- b. Sewer: Sewer service is provided by the City of Renton.
- c. Surface/Storm Water: A private storm drainage pipe exists within the site.

**2. Streets:** The site accesses Monster Rd SW by means of a private access easement. The site has no direct frontage on a public street.

**3. Fire Protection:** Protection service is provided by City of Renton Fire Department.

**F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**

**1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-060: Zoning Use Table
- c. Section 4-2-130: Industrial Development Standards

**2. Chapter 3 Environmental Regulations**

- a. Section 4-3-050: Critical Area Regulations

**3. Chapter 4 City-Wide Property Development Standards**

- a. Section 4-4-040: Fences, Hedges, and Retaining Walls
- b. Section 4-4-060: Grading, Excavation and Mining Regulations
- c. Section 4-4-070: Landscaping
- d. Section 4-4-075: Lighting, Exterior On-Site
- e. Section 4-4-080: Parking, Loading and Driveway Regulations
- f. Section 4-4-090: Refuse and Recyclables Standards
- g. Section 4-4-095: Screening and Storage Height/Location Limitations
- h. Section 4-4-120: Tree Retention and Land Clearing Regulations

**4. Chapter 6 Streets and Utility Standards**

- a. Section 4-6-030: Drainage/Surface Water Standards
- b. Section 4-6-060: Street Standards

**5. Chapter 9 Procedures and Review Criteria**

- a. Section 4-9-070: Environmental Review Procedures
- b. Section 4-7-200: Site Plan Review

**6. Chapter 11 Definitions**

**G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

- 1. Land Use Element

**H. FINDINGS OF FACT (FOF):**

- 1. The Planning Division of the City of Renton accepted the above master application for review on May 19, 2015 and determined the application complete on June 3, 2015. The project had been put on hold. The project complies with the 120-day review period.

2. The submitted land use application was determined complete on June 3, 2015 and is vested to the critical areas regulations in place prior to the updated Critical Areas Ordinance adopted in July 2015.
3. The project site is located at 595 Monster Rd SW (PID 2423049122) and will include 21,500 square feet from the NE corner of 1201 Monster Rd SW (PID 2423049123) through a future lot line adjustment.
4. The project site is currently developed with a two-story office and training facility and associated improvements such as parking and landscaping where Seattle Area Pipe Trades and UA Local 32 are located.
5. Access to the site would continue to be provided via Monster Rd SW through an access easement at the north of the site (Exhibit 20).
6. The site is located within the Employment Area Comprehensive Plan land use designation.
7. The site is located within the Industrial Medium (IM) zoning classification.
8. There are approximately 43 trees located on site outside of any wetland or critical area buffer of which the applicant is proposing to retain a total of 23 trees (Exhibits 21 and 22, Tree Inventory Plan & Tree Retention Worksheet).
9. The 595 Monster Rd SW (PID 2423049122) site is mapped with regulated slopes, seismic, flood, and two Category 3 wetlands.
10. Approximately 1,672 cubic yards of material would be cut on site and approximately 554 cubic yards of fill is proposed to be brought into the site (Exhibit 10).
11. The applicant is proposing to begin construction in May 2016 and end in July 2016 (Exhibit 23).
12. Staff received two public agency letters (Exhibits 12 and 13). The Department of Archaeology and Historic Preservation (DAHP) letter requires a DAHP specific permit due to the project location proximity to a cultural site. The King County Wastewater Treatment Division (WTD) letter requests that the City of Renton submit construction drawings for the project for review during design development. To address comments, the following report contains analysis related to DAHP and WTD requests. No other public comments were received.
13. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (Exhibit 17).
14. **Comprehensive Plan Compliance:** The site is designated Employment Area (EV) on the City's Comprehensive Plan Map. The purpose of the EV designation is to create areas primarily used for industrial development, or a mix of commercial and industrial uses such as office, industrial, warehousing, and manufacturing, with access to transportation networks and transit. Employment Areas provide a significant economic development and employment base for the City. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	<b>Goal L-M:</b> Strengthen Renton's employment base and economic growth by achieving a mix of industrial, high technology, office, and commercial activities in Employment Areas.
✓	<b>Goal L-N:</b> Sustain industrial areas that function as integrated employment activity areas and include a core of industrial uses and other related businesses and services, transit facilities, and amenities.

**15. Zoning Development Standard Compliance:** The subject site is classified **Medium Industrial (IM)** on the City of Renton Zoning Map. The Medium Industrial zone implements the Employment Area Land Use designation. The purpose of the Medium Industrial Zone (IM) is to provide areas for medium-intensity industrial activities involving manufacturing, processing, assembly, and warehousing. Uses in this zone may require some outdoor storage and may create some external emissions of noise, odor, glare, vibration, etc., but these are largely contained on-site. Compatible uses that directly serve the needs of other uses permitted within the district are also allowed zone-wide. Additionally, within the Employment Area designation, an even wider variety of commercial and service uses may be permitted. The project proposal complies with the zone if all conditions of approval area met:

Compliance	IM Zone Develop Standards and Analysis
<p><i>Compliant if condition of approval is met</i></p>	<p><b>Lot Dimensions:</b> Per RMC 4-2-130A the minimum lot size, in the IM zone, is 35,000 square feet. There are no minimum lot width or depth requirements.</p> <p><i>Staff Comment:</i> The site is comprised of a primary property that the existing Seattle Pipe Trades building is located on of approximately 264,517 square feet at the address 595 Monster Rd SW. The applicant is in negotiation to purchase approximately 21,500 square feet of property from the abutting property to the south (address 1201 Monster Rd SW) (Exhibit 4). The area to be purchased is proposed as part of the surface parking lot expansion. The Seattle Pipe Trades site will expand to approximately 264,517 square feet (243,017 plus 21,500) following a lot line adjustment and the 1201 Monster Rd property will decrease in size to approximately 325,238 square feet (346,738 minus 21,500).</p> <p>Both properties involved in a future lot line adjustment would exceed the minimum 35,000 square foot lot size for the IM zone.</p> <p>The subject proposal is to expand the existing parking area across existing lot boundaries and requires a lot line adjustment. A lot line adjustment has not been applied for as of the date of this report.. Therefore, staff recommends as a condition of approval that the applicant apply for and receive an approved lot line adjustment prior to building permit issuance.</p>
<p>✓</p>	<p><b>Setbacks:</b> Per RMC 4-2-130A the IM zoning classification requires a minimum front yard and side yard along a street setback of 20 feet along principle arterials. A 15-foot setback is required along other streets, except 50 feet if the lot abuts or is adjacent to a residential zone. There is no interior side or rear yard setbacks except 50 feet if the lot abuts or is adjacent to a residential zone. There are no maximum setbacks required.</p> <p><i>Staff Comment:</i> The subject site has no street frontages and is not abutting or adjacent to a residential zone (Exhibit 20). Therefore, there are no setback requirements and the proposal meets the setback criteria for the IM zone. The setbacks for the proposed building addition are identified on Exhibit 6, with the north property line setback approximately 162 feet, the east property line setback approximately 75 feet, the west property line setback approximately 139 feet, and south property line setback approximately 47 feet. The existing setbacks would increase through the mentioned lot line adjustment that would increase the property line boundaries in a southerly direction (Exhibit 4).</p>
<p>✓</p>	<p><b>Building Height:</b> Per RMC 4-2-130A there are no maximum building height requirements in the IM zone.</p> <p><i>Staff Comment:</i> There is no maximum height requirement for the IM zone. The height</p>

	<p><i>of the proposed two-story addition is approximately 34 feet to the top of the building parapet (Exhibit 24).</i></p>
<p>✓</p>	<p><b>Building Standards:</b> Per RMC 4-2-130A there are no maximum lot coverage requirements for buildings in the IM zone.</p> <p><i>Staff Comment: There is no maximum lot coverage requirement for the IM zone. The proposed addition has a footprint of approximately 6,047 square feet (Exhibit 8). The new building footprint would be 33,409 square feet (27,362 square feet existing plus 6,047 square feet proposed). On the existing 243,017 square foot lot, the building coverage would be approximately 13.5 percent. Lot coverage would decrease once the lot line adjustment occurs and increases the size of the site.</i></p>
<p><b>Compliant if condition of approval is met</b></p>	<p><b>Landscaping:</b> The City’s landscape regulations RMC 4-4-070 are broken into these separate areas:</p> <p><b>Along Streets:</b> Ten feet of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways and those zones with building setbacks less than ten feet. In those cases, ten feet of landscaping shall be required where buildings are not located.</p> <p><b>Perimeter Parking Lot:</b> Parking areas shall have a minimum of ten feet in width of landscaping as measured from the street right-of-way.</p> <p><b>Interior Parking Lot:</b> Surface parking lots with 14 or more stalls shall be landscaped. There shall be no more than 50 feet between parking stalls and interior parking lot landscape area.</p> <p><b>Street Right-of-Way:</b> Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator.</p> <p><i>Staff Comment: The site does not front public right-of-way so no right-of-way landscaping or landscaping along a street is proposed. The area of work is in the southern portion of the site where the expanded building footprint will be located and additional parking area created (Exhibit 6). New landscaping proposed includes perimeter parking lot landscaping around the southern border of the site, interior parking area landscaping, and landscaping near the building (Exhibit 6).</i></p> <p><i>The proposed perimeter landscaping along the southern border ranges from approximately 5 to 8 feet in width with approximately 5,730 square feet of perimeter landscaping (Exhibit 25). Along a street right-of-way, perimeter parking lot landscaping is required to be 10 feet but the proposal is not along a street and therefore there is no minimum width. The perimeter landscaping is proposed as a mix of kinnikinnick and salal for groundcover, yellow and red twig dogwoods, viburnum, burning bush, and laurel for shrubs, and red maple, douglas fir, and red cedar for trees. The tree planting sizes proposed are 2-inch diameter at breast height for the deciduous red maple and 6 feet height for the two conifer trees. For the approximate 5,730 square-foot perimeter landscaping area, one shrub is required per 20 square feet,</i></p>

	<p><i>therefore 287 shrubs are required for the planted area. The proposal identifies approximately 108 shrubs in the perimeter parking area and does not meet the minimum amount of shrubs required. Therefore, staff recommends as a condition of approval, that the applicant provide a detailed landscape plan that provides a minimum of one shrub for each 20 square feet of perimeter parking area landscaping in the proposed area of work, to be submitted to the Current Planning Project Manager for review and approval prior to issuance of the construction permit. Additionally, up to 50 percent of the shrubs may be deciduous.</i></p> <p><i>The proposed interior parking lot landscaping is approximately 5,000 square feet of landscaping for the 69 parking stalls that would be improved as part of the project (Exhibit 25). This is approximately 72 square feet of landscaping per parking stall and the proposal exceeds the minimum of 25 square feet per parking space as required for parking areas of 51 to 99 stalls. All interior parking lot landscaping areas are a minimum of 5 feet in width. The proposed mix of plantings is the same as the perimeter parking area mix with the addition of grass lawn as an additional groundcover and callery pear trees as an additional deciduous tree. The tree planting sizes are 2-inch diameter at breast height for the deciduous red maple, 1 ½ diameter at breast height for the deciduous for the callery pear, and 6 feet height for the two conifer trees. The pear diameter does not meet the minimum 2-inch diameter planting size. For the approximate 5,000 square-foot interior landscaping area, one shrub is required per 20 square feet, therefore 250 shrubs are required for the planted area. The proposal identifies approximately 53 shrubs in the interior parking areas and does not meet the minimum amount of shrubs required. Interior parking lot landscaping requires that there be no more than 50 feet between parking stalls and interior parking lot landscape area. The two rows of stalls that parallel the new addition's long façade do not have interior parking lot landscaping within 50 feet of each stall. One new planting island in the middle of either of the rows is needed to meet the minimum standard. Therefore, staff recommends as a condition of approval, that the applicant provide a detailed landscape plan that provides a minimum of one shrub for each 20 square feet of interior parking area landscaping and that all stalls be within 50 feet distance of in the proposed area of work, to be submitted to the Current Planning Project Manager for review and approval prior to issuance of the construction permit. Additionally, up to 50 percent of the shrubs may be deciduous.</i></p> <p><i>Other landscaping made up of the same mixes for the landscaping areas are proposed along the building and expansion area and around the internal pathways that connect the parking areas to the building on the southwest and north east corners of the building.</i></p>
<p>✓</p>	<p><b>Tree Retention:</b> The City's adopted Tree Retention and Land Clearing Regulations require the retention of 10 percent of trees in a non-residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches ( 18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non-native trees.</p>

	<p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p><i>Staff Comment: The site has 43 significant trees not located within the wetland or wetland boundary areas. The proposal is to remove 20 trees and retain 23 trees (Exhibits 21 and 22). An additional 20 trees are proposed to be planted on the site (Exhibit 6). A minimum of 5 trees are required to be retained and the applicant is exceeding this requirement by retaining 23 trees and by planting additional trees. No replacement trees are required.</i></p>								
<p>✓</p>	<p><b>Screening:</b> RMC 4-4-095 has standard requirements for surface mounted equipment to be screened from public view and standards for roof-top equipment that should be similarly screened from view. Shielding shall consist of roof wells, clerestories, parapets, walls or enclosures as determined by the Administrator to meet the intent of the requirement.</p> <p><i>Staff Comment: The building is away from public view and has no street frontage. The closest street frontage is Monster Rd SW approximately 600 feet in distance from the closest façade of the building. The addition is proposed with three HVAC units located on the roof (Exhibit 24). The HVAC units would extend above the parapet approximately 3 feet. The screenings are proposed as aluminum louvered rooftop screening to match existing building screen colors. Staff finds that the proposed screenings meet the intent of the code in that the HVAC units would not be visible from the ground level.</i></p>								
<p>✓</p>	<p><b>Parking:</b> The parking regulations, RMC 4-4-080, require a specific number of off-street parking stalls for bicycles and vehicles unless exempt from the requirement and requirements for drive aisle widths and parking stall sizes. For mixed occupancies, with 2 or 3 different uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Bicycle parking is required for non-residential developments that exceed 4,000 gross square feet of area.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 30 feet in width at the property line and shall not exceed 40% of the street frontage. Maximum driveway slopes shall not exceed 15 percent; provided, that driveways exceeding 8 percent shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p>Parking: The following parking stall ratio would be applicable to the site:</p> <table border="1" data-bbox="479 1612 1425 1732"> <thead> <tr> <th data-bbox="479 1612 711 1732"><i>Use – Trade or vocational schools</i></th> <th data-bbox="711 1612 1052 1732"><i>Ratio</i></th> <th data-bbox="1052 1612 1268 1732"><i>Number of Employees and Students</i></th> <th data-bbox="1268 1612 1425 1732"><i>Required Spaces</i></th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	<i>Use – Trade or vocational schools</i>	<i>Ratio</i>	<i>Number of Employees and Students</i>	<i>Required Spaces</i>				
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	Vehicle	A minimum and maximum of 1 per employee plus 1 for every 3 student rooming units, plus 0.5 space for every full-time student not residing on campus. In addition, if buses for transportation of students are kept at the school, 1 off-street parking space shall be provided for each bus of a size sufficient to park each bus.	27 Employees 94 Students No bus service is provided to the school, therefore the bus parking requirements are not applicable	Minimum and maximum of 74 spaces
	Bicycle	10% of the require number of parking spaces		7.4
	<p><i>Staff Comment: The existing site currently has a total of 164 parking spaces (110 standard, 48 compact, and 6 ADA). After the construction of the proposed addition, the project site would have a total of 176 spaces (120 standard, 48 compact, and 8 ADA). The minimum and maximum number of permitted spaces is 74. The project site currently provides more than the maximum number of permitted spaces and the proposed building expansion would result in the addition of 12 new spaces on the project site. To provide an addition of 12 new parking spaces to a site that currently exceeds the maximum number of spaces permitted requires the approval of a Modification to the Parking Regulations in accordance with RMC 4-9-250D. Staff recommends, as a condition of approval, that the applicant submit a modification request, in accordance with RMC 4-9-250D, to exceed the maximum number of parking spaces permitted on the project site. The modification request shall be submitted to the Current Planning Project Manager at the time of Building Permit review for review and approval. Any additional parking spaces that are not approved via the modification process shall be converted to landscaping.</i></p> <p><i>The Landscape Planting Plan (Exhibit 6), identifies two bike racks with room for a total of 18 bicycle parking spaces. The bike racks are proposed on the north and south sides of the building and would be easily accessible to employees. The proposal for 18 bicycle spaces exceeds the minimum of 7 required spaces and therefore complies with the bicycle parking requirements.</i></p>			
N/A	<p><b>Signs:</b> The applicant would be required to comply with the signage requirements outlined in RMC 4-4-100 at the time of sign application.</p> <p><i>Staff Comment: No new signage is proposed as the building addition is on the rear side of the existing building. Any new signage would require a separate building permit.</i></p>			
<b>Compliant if Condition of Approval is met</b>	<p><b>Refuse and Recyclables:</b> The Refuse and Recyclables standards, RMC 4-4-090, provide minimum requirements for refuse and recyclables deposit areas. developments, a minimum of two (2) square feet per every one thousand (1,000) square feet of building gross floor area shall be provided for recyclables deposit areas and a minimum of four (4) square feet per one thousand (1,000) square feet of building</p>			

	<p>gross floor area shall be provided for refuse deposit areas. A total minimum area of one hundred (100) square feet shall be provided for recycling and refuse deposit areas. Refuse and recyclables deposit areas are required to be screened in accordance with RMC 4-4-090C.</p> <p><i>Staff Comment: Information regarding the refuse and recyclables deposit area was not included with the site plan review application. Staff recommends, as a condition of approval, that the applicant demonstrate compliance with the Refuse and Recycling standards (RMC 4-4-090) including screening (RMC 4-4-090C) at the time of Building Permit review.</i></p>
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16. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations, if all conditions of approval are complied with:

<p><b>Compliant if SEPA Mitigation Measure is met</b></p>	<p><b>Geologically Hazardous Areas:</b> Based upon the results of a geotechnical report and/or independent review, conditions of approval for developments may include buffers and/or setbacks from buffers. A standard 15-foot building setback is required for all structures from Protected Slope areas.</p> <p><i>Staff Comment: The site is within the Seismic Hazard area and the proposed area of work on the south portion of the property is near sensitive and protected slopes (Exhibit 2). A Geotechnical Engineering Study, prepared by Geotech Consultants Inc, dated December 9, 2014, was submitted with the project application (Exhibit 3).</i></p> <p><i>The topography of the building addition area and parking lot expansion is relatively flat. The proposed new parking area is undeveloped, mostly covered with grass, brush, and an abandoned railroad spur. The new parking area is somewhat flat with a minor slope at the south. The slope continues to rise to the south and based on City of Renton mapping, it appears the slope rises 10 to 20 feet at an inclination between 15 and 40 percent. No work is proposed within the protected slope area with 40 percent or greater gradient (Exhibit 6).</i></p> <p><i>The Geotechnical Engineering Study states that, based on soil borings conducted, the soils onsite consist of sandy materials. Slopes with sandy soil and inclinations of 15 to 40 percent are considered a medium risk for landslides. No indications of instability of the slope near the proposed parking area expansion were observed. No work is proposed in areas with slopes 40 percent or greater. It is the professional opinion of the engineer that the construction of the proposed parking area as proposed is suitable (Exhibit 3, page 3).</i></p> <p><i>The Geotechnical Engineering Study provides recommendations for work for rockeries, excavations and slopes, pavement areas, general earthwork and structural fill. A special recommendation for a rockery along the southern edge of the proposed parking lot expansion is provided as it is partly within a sensitive sloped area. The Geotechnical Study recommends that a 4-foot above grade rockery/retaining wall could be constructed along the sloped area (Exhibit 3, Plate 5). Due to the project site's location within a seismic hazard area and near sensitive and protected slopes, the Environmental Review Committee imposed as a SEPA mitigation measure that the project construction comply with the recommendations provided in the submitted Geotechnical Engineering Study, prepared by Geotech Consultants Inc, dated December 9, 2014 (Exhibit 3). Any rockery wall 4 feet or greater from the foundation to top of wall requires a separate permit. If a rockery is proposed along the southerly</i></p>
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	<p><i>slope taller than the 4-foot height above ground recommendation in the Geotechnical Report, an updated Geotechnical Report shall be required.</i></p>
<p><b>Compliant if SEPA Mitigation Measure is met</b></p>	<p><b>Floodplain:</b> The project site is located within the 100-year flood zone. In accordance with the Floodplain Requirements as adopted in the Critical Areas Regulations, RMC 4-3-050, development proposals and other alterations shall not reduce the effective base flood storage volume of the floodplain. If grading or other activity will reduce the effective storage volume, compensatory storage shall be created on the site.</p> <p><i>Staff Comment:</i> The project is located within the 100-year flood zone (Exhibit 9). A Technical Information Report (TIR) was submitted with the project application, prepared by Novadyne Civil Engineers, dated April 22, 2015 (Exhibit 7). The TIR states that the site will be graded to minimize impact within the floodplain. The submitted grading and drainage plan identifies that approximately 1,118 cubic yards of net soils would be removed (Exhibit 10). The TIR further states that the parking area expansion would minimize impacts to the existing floodplain and would not reduce the effective storage volume within the floodplain (Exhibit 8, page 1).</p> <p>The applicant submitted a Biological Assessment, prepared by J.S. Jones and Associates Inc, dated November 4, 2015 (Exhibit 11) as required for projects located within a floodplain. The assessment addresses federally listed wildlife. The report assesses the level of use of the proposed project area by the listed species, effect of the proposed project on listed species primary food stocks, prey and foraging areas, as well as impacts from proposed construction. Chinook Salmon and Steelhead fish are located in the project area. The project is not in located within close proximity to the Black and Green Rivers and is separated by existing development, railroad tracks, and streets. According to the Biological Assessment, The determination in the report is that the subject project will have “no effect” on Chinook Salmon and Steelhead. The assessment concludes that the proposed project will also have “no effect” on essential fish habitat.</p> <p>Three priority habitats are located within the proposal area, on-site and off-site (Exhibit 11, page 10). The Biological Assessment has determined that no impacts would occur to the three habitats. The assessment states that three conservation measures would be part of site development for potential impacts to the habitats. These measures include a sediment and erosion control plan, a spill response plan, and a delineation of the 25-foot wetland buffers that will be signed to identify the critical area (Exhibit 11, page 10).</p> <p>The northerly on-site Wetland B is already fenced. Wetland A would not be located on the project site following the lot line adjustment. Wetland A is not currently physically delineated along the buffer boundary or signed. Therefore, the Environmental Review Committee imposed a SEPA mitigation measure requiring that the 25-foot wetland buffer for the Wetland A, located on PID 2423049123 be delineated with a permanent split-rail fence and signage that identifies the critical area as recommended in the submitted Biological Assessment (Exhibit 11).</p>
<p>✓</p>	<p><b>Wetlands:</b> Three wetlands are identified on or near the site. One wetland exists off-site to the west in the City of Tukwila and is separated from the subject property by the presence of an active railway. The other two wetlands are identified as Wetland A and Wetland B (Exhibit 5). The submitted land use application is vested to the critical areas regulations in place prior to the updated Critical Areas Ordinance regulations adopted in July 2015. Wetlands A and B are classified as Category 3</p>

	<p>wetlands. Category 3 wetlands required a 25-foot buffer.</p> <p><i>Staff Comment: The applicant submitted a wetland reconnaissance and delineation report prepared by Wetlands Resources Inc, dated September 8, 2014 with the application (Exhibit 5). No impacts to identified wetlands or their buffers are proposed (Exhibit 5, page 8).</i></p> <p><i>Wetland A is located in the northern portion of parcel 2423049123 and Wetland B is located in the northwest portion of parcel 2423049122. Wetland A is approximately 0.75 acres and Wetland B is approximately 2.3 acres. The critical areas report states that given the high level of historical disturbance and human-related hydrologic alterations such as diking, both wetlands are rated as Category 3 wetlands. Category 3 wetlands require a 25-foot buffers as identified on the submitted site plan (Exhibit 6). The Environmental Review Committee did not impose any additional SEPA mitigation on the proposal regarding the wetlands.</i></p>
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17. **Site Plan Review:** Pursuant to RMC 4-9-200.B, Site Plan Review is required for development in the Medium Industrial (IM) zoning classification when it is not exempt from Environmental (SEPA) Review. For Master Plan applications compliance with the review criteria for Site Plans are analyzed at a general level of detail to ensure nothing would preclude the development of the Site Plan. Given Site Plan applications are evaluated for compliance with the specific requirements of the RMC 4-9-200.E.3 the following table contains project elements intended to comply with level of detail needed for both the Master and Site Plan requests:

Compliance	Site Plan Criteria and Analysis
<b>Compliant if Conditions of Approval are Met</b>	<p><b>a. Comprehensive Plan Compliance and consistency.</b></p> <p><i>Staff Comment: See previous discussion under FOF 14, Comprehensive Plan Analysis.</i></p>
<b>Compliant if Conditions of Approval are Met</b>	<p><b>b. Zoning Compliance and Consistency.</b></p> <p><i>Staff Comment: See discussion under FOF 15, Zoning Development Standard Compliance.</i></p>
N/A	<p><b>c. Design Regulation Compliance and Consistency.</b></p> <p><i>Staff Comment: Design standards compliance is not applicable to development in the IM zone.</i></p>
N/A	<p><b>d. Planned action ordinance and Development agreement Compliance and Consistency.</b></p>
✓	<p><b>e. Off Site Impacts.</b></p> <p><b>Structures:</b> Restricting overscale structures and overconcentration of development on a particular portion of the site.</p> <p><i>Staff Comment: There are wetland areas surrounding the project site to the north, west, and south. The concentration of development on the eastern and southern portion of the project site is appropriate and allows for the protection of these existing wetland areas. The proposed addition is located along the east façade of the existing building. At 11,814 square feet, the addition is significantly smaller than the existing 53,400 square foot structure. The proposed addition is 2 stories and 57.4 feet in height.</i></p>

	<p><i>The height and design of the proposed addition is in keeping with the original height and design of the existing building. Therefore, it is not anticipated that the proposed addition would result in an overscale structure and the overconcentration of development on the project site.</i></p>
	<p><b>Circulation:</b> Providing desirable transitions and linkages between uses, streets, walkways and adjacent properties.</p> <p><u>Staff Comment:</u> <i>Access to the site would be maintained via the existing access easement over the abutting property to the north to Monster Road SW. Once on the site, vehicular access circulates around the perimeter of the building in a surface parking lot. To accommodate the proposed addition, the existing surface parking lot would extend to the southeast over the neighboring property line (see previous discussion above under FOF 15). The expansion of the existing parking lot allows for vehicular access to continue to circulate around the perimeter of the building and back out to Monster Road SW via the access easement, which is a desirable circulation pattern for this type of industrial development.</i></p>
	<p><b>Loading and Storage Areas:</b> Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties.</p> <p><u>Staff Comment:</u> <i>See FOF 15, Zoning Development Standards: Screening and Refuse and Recyclables.</i></p>
	<p><b>Views:</b> Recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features.</p> <p><u>Staff Comment:</u> <i>The proposed addition is 2 stories with a height of 57.4 feet and is in keeping with the existing height of the main structure. It is not anticipated that the proposed addition would have a negative impact on views to surrounding properties.</i></p>
	<p><b>Landscaping:</b> Using landscaping to provide transitions between development and surrounding properties to reduce noise and glare, maintain privacy, and generally enhance the appearance of the project.</p> <p><u>Staff Comment:</u> <i>See discussion under FOF 15 Zoning Development Standard: Landscaping.</i></p>
	<p><b>Lighting:</b> Designing and/or placing exterior lighting and glazing in order to avoid excessive brightness or glare to adjacent properties and streets.</p> <p><u>Staff Comment:</u> <i>A lighting plan was not provided with the application; therefore staff recommends, as a condition of approval, that a lighting plan be provided at the time of building permit review for review and approval by the Current Planning Project Manager.</i></p>
<p>✓</p>	<p><b>f. On Site Impacts.</b></p> <p><b>Structure Placement:</b> Provisions for privacy and noise reduction by building placement, spacing and orientation.</p> <p><u>Staff Comment:</u> <i>The proposed addition would be constructed on the east façade of the existing building. The east façade faces existing wetland buffer area as well as the side and rear yards of existing surrounding industrial development. It is not anticipated that the construction of the addition would have an adverse impact on privacy or noise to surrounding properties.</i></p>

	<p><b>Structure Scale:</b> Consideration of the scale of proposed structures in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs.</p> <p><i>Staff Comment:</i> As previously discussed above under FOF 17 Off Site Impacts: Structures, the area of the proposed addition is significantly smaller than the area of the existing structure. In addition, the height of the addition would be in keeping with the existing height of the existing structure. The addition has been sited to reduce impacts on the existing wetland and buffer areas. Therefore, it is anticipated that the scale of the addition would be appropriate on the project site in relation to preservation of natural characteristics, protection of views and vistas, sunlight, and vehicular needs.</p> <p><b>Natural Features:</b> Protection of the natural landscape by retaining existing vegetation and soils, using topography to reduce undue cutting and filling, and limiting impervious surfaces.</p> <p><i>Staff Comment:</i> As previously discussed above under FOF 16, the addition area has been sited to protect existing critical areas on and around the project site.</p> <p><b>Landscaping:</b> Use of landscaping to soften the appearance of parking areas, to provide shade and privacy where needed, to define and enhance open spaces, and generally to enhance the appearance of the project. Landscaping also includes the design and protection of planting areas so that they are less susceptible to damage from vehicles or pedestrian movements.</p> <p><i>Staff Comment:</i> See FOF 15, Zoning Development Standard: Landscaping.</p>
<p><b>Compliant if Condition of Approval is met</b></p>	<p><b>g. Access</b></p> <p><b>Location and Consolidation:</b> Providing access points on side streets or frontage streets rather than directly onto arterial streets and consolidation of ingress and egress points on the site and, when feasible, with adjacent properties.</p> <p><i>Staff Comment:</i> No changes are proposed to the existing access to the project site. Access would remain off of Monster Road SW via an existing access easement over the property to the north.</p> <p><b>Internal Circulation:</b> Promoting safety and efficiency of the internal circulation system, including the location, design and dimensions of vehicular and pedestrian access points, drives, parking, turnarounds, walkways, bikeways, and emergency access ways.</p> <p><i>Staff Comment:</i> The existing surface parking lot and drive aisle is being shifted to the southeast to accommodate the proposed addition. This shifting of the parking lot allows the vehicular circulation pattern around the perimeter of the building to remain. No other changes to internal circulation are proposed. Pedestrian walkways would be provided around the main building entrance along the south building façade. Due to the industrial nature of the existing and surrounding development, pedestrian activity is not anticipated nor, due to safety concerns, is it desired to surrounding properties.</p> <p><i>There is a small section of landscaping that appears to be separating the bike rack on the east side of the building and the walkway to the parking stalls. This walkway should be connected. The bike rack may need to be adjusted to accommodate the pedestrian connection. Staff recommends, as a condition of approval, that the landscaping separating the walkways on the east side of the building (near the bike</i></p>

	<p><i>rack) be eliminated to allow these walkways to be connected.</i></p> <p><b>Loading and Delivery:</b> Separating loading and delivery areas from parking and pedestrian areas.</p> <p><i>Staff Comment: The loading and delivery areas are located along the north (rear) façade of the existing building and are separated from the main parking and pedestrian areas proposed on the south and east portion of the project site.</i></p> <p><b>Transit and Bicycles:</b> Providing transit, carpools and bicycle facilities and access.</p> <p><i>Staff Comment: Per RMC 4-4-080F.11.a bicycle parking spaces are required at 10% of the number of required off-street parking spaces, see previous discussion under FOF 14 Parking. No changes are proposed to the existing transit access near the project site.</i></p> <p><b>Pedestrians:</b> Providing safe and attractive pedestrian connections between parking areas, buildings, public sidewalks and adjacent properties.</p> <p><i>Staff Comment: See previous discussion above under Internal Circulation.</i></p>
✓	<p><b>h. Open Space:</b> Incorporating open spaces to serve as distinctive project focal points and to provide adequate areas for passive and active recreation by the occupants/users of the site.</p> <p><i>Staff Comment: There are existing wetland and associated buffer areas located to the north, west, and south of the project site. The proposed addition and parking lot reconfiguration has been properly sited outside of these critical areas and required buffers. The proposal's preservation of these critical areas results in a significant portion of the site being retained as undeveloped open space.</i></p>
✓	<p><b>i. Views and Public Access:</b> When possible, providing view corridors to shorelines and Mt. Rainier, and incorporating public access to shorelines</p> <p><i>Staff Comment: The proposed structure would not block view corridors to shorelines or Mt. Rainier. The public access requirement is not applicable to the proposal.</i></p>
✓	<p><b>j. Natural Systems:</b> Arranging project elements to protect existing natural systems where applicable.</p> <p><i>Staff Comment: See previous discussion above under FOF 16 Critical Areas.</i></p>
✓	<p><b>k. Services and Infrastructure:</b> Making available public services and facilities to accommodate the proposed use:</p> <p><b>Police and Fire.</b></p> <p><i>Staff Comment: Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development; if the applicant provides Code required improvements and fees. A Fire Impact Fee, for buildings with education as a primary use, is based on \$0.45 per square foot of new area would be applicable to the proposal.</i></p> <p><b>Water and Sewer.</b></p> <p><i>Staff Comment: The project is within the City's water service area in the Downtown 196 hydraulic pressure zone. There is an existing 10 inch water main (see water project plan no. W 2193) within a 15-foot easement around the existing building that can deliver 4,000 gpm. The water pressure is about 74 psi at ground elevation of 24 feet. Based on the information submitted by the applicant, Renton Fire Prevention Dept. has</i></p>

*determined the fire flow demand for this proposed building addition is 4,000 gpm.*

*There is an existing 2 inch domestic water meter, a 6 inch fire sprinkler stub and DDCVA and a 1.5 inch irrigation meter serving the existing building and site.*

*The proposed building addition will encroach over a portion of the existing 10 inch City water main (refer to attached City water project plan no. W 2193) located within a 15 foot wide easement along the southeasterly side of the property. The applicant shall relocate a portion of the existing water line and related fire hydrants to an alternate location that is acceptable to the City and shall provide the City with a new 15 foot wide utility easement for the relocated water line. The conceptual water plan provided with the land use application shows the water line relocated outside the proposed building. The new water line and related hydrants must be operational before the abandonment of the portion of the existing line. An application to the City for a partial release of the existing easement will be required.*

*Civil plans for the water main improvements will be required and must be prepared by a professional engineer registered in the State of Washington. Please refer to City of Renton General Design and Construction Standards for Water Main Extensions as shown in Appendix J of the City's 2012 Water System Plan. Adequate horizontal and vertical separations between the new water main and other utilities (storm sewer, sanitary sewer, power, gas, electrical) shall be provided for the operation and maintenance of the water main.*

*Water system development charges are applicable if additional domestic water meter or if a larger domestic water meter is needed and/or if an additional or larger fire sprinkler stub is required. The current water SDC fee for a ¾ inch or 1 inch water meter is \$3,245.00.*

*Sewer service is provided by the City of Renton. The existing private sewer main under the proposed building extension must be abandoned and the sewer connection should be provided by means of a side sewer to the building with a clean out located within 5 feet of the new building foot print. There are existing easements and utility lines throughout the property which are required to be protected, unless allowed to be relocated by the utility provider. Show the existing and proposed public and private utility lines and easements clearly in the plans provided with the utility construction permit.*

*If the building addition proposes floor drains, then the floor drains are required to connect to the sewer.*

*System development charge (SDC) fee for sewer is based on the size of the new domestic water to serve the proposed project. The current sewer SDC fee for a ¾ inch or 1 inch meter install is \$2,242.00.*

**Drainage.**

*Staff Comment: A drainage plan (Exhibit 10) and drainage report prepared by Novadyne Civil Engineers, dated April 22, 2015 (Exhibit 7) were submitted with the land use application. The report (Exhibit 7) mentions that the study was done as per the 2009 City of Renton Surface Water Design Manual Amendment to the 2009 King County Surface Water Design Manual. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard (Existing Site Condition). The report mentions that flow control and water quality requirements are met by permeable pavement. The use of permeable pavement for flow control and water quality must be*

	<p><i>designed to the 2012 Department of Ecology Manual as amended in December 2014, and must follow geotechnical recommendations. The drainage report to be provided with the utility construction permit should include all the eight core requirements and the six special requirements.</i></p> <p><i>The site is located in the Special Flood Hazard Area (100 year flood) FEMA zone and the FEMA 100 year floodplain. The 1995 FEMA Flood Insurance Rate Map (FIRM) shows the Base Flood Elevation (100 year floodplain elevation) on the site to be elevation 22.58 (NAVD 88 datum). The building addition finished floor elevation will need to be constructed to be a minimum of 1 ft above the Base Flood Elevation (Elevation 23.58 NAVD 88 datum). An elevation certificate for the building finished floor will be required. Staff recommends, as a condition of approval, that a preliminary elevation certificate be submitted when the building finished floor is established during construction. A final elevation certificate is required upon completion of construction and prior to building Temporary Certificate of Occupancy.</i></p> <p><i>The project will be required to provide Compensatory Floodplain Storage for filling floodplain areas below the 1995 FEMA Base Flood Elevation of 22.58 (NAVD 88 datum). The drainage report mentions that compensatory storage is provided.</i></p> <p><i>A Geotechnical Engineering Study prepared by Geotech Consultants, Inc., dated December 9, 2014 (Exhibit 3) was submitted for the project. The Geotechnical Engineering Study (Exhibit 3) mentions that the site contained sandy soil in the test pits.</i></p> <p><i>The surface water system development charge (SDC) fee will be applicable on the project for any new impervious surface area. The current SDC fee is \$0.594 per square feet, but not less than \$1,485.00</i></p> <p><b>Transportation.</b></p> <p><i><u>Staff Comment:</u> The project proposes the addition of 11,900 square feet to a training facility building along with additional parking area. Transportation impact fee is applicable on the project, the fee will be assessed at the time of building permit review in accordance with the current ITE manual and payment will be due at the time of issuance of the building permit.</i></p> <p><i>Since there is no direct site frontage on the City of Renton streets, public frontage improvements are not applicable. The west side of the site is bordered by BNSF property. The project will continue to gain access to the public street system by means of the existing private access.</i></p>
<p><b>N/A</b></p>	<p><b>I. Phasing:</b> The applicant is not requesting any additional phasing.</p>

**I. CONCLUSIONS:**

1. The subject site is located in the Employment Area (EA) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 13.
2. The subject site is located in the Medium Industrial zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 15.
3. The Urban Design Regulations are not applicable to the project site.

March 10, 2016

Page 18 of 19

4. The proposed Seattle Pipe Trades Expansion complies with the Critical Areas Regulations provided the applicant complies with City Code and conditions of approval, see FOF 16.
5. The proposed Seattle Pipe Trades Expansion complies with the site plan review criteria as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 17.
6. The proposed Seattle Pipe Trades Expansion complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 17.
7. There are adequate public services and facilities to accommodate the proposed Seattle Pipe Trades Expansion, see FOF 17.

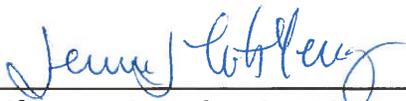
**J. DECISION:**

The Seattle Pipe Trades Expansion Site Plan Review Application, File No. LUA15-000344, ECF, SA-A, as depicted in Exhibit 6, is approved and is subject to the following conditions:

1. The applicant shall apply for and record an approved lot line adjustment prior to building permit issuance.
2. The applicant shall provide a detailed landscape plan that provides a minimum of one shrub for each 20 square feet of interior parking area landscaping and that all stalls be within 50 feet distance of in the proposed area of work, to be submitted to the Current Planning Project Manager for review and approval prior to issuance of the construction permit. Additionally, up to 50 percent of the shrubs may be deciduous.
3. The applicant shall submit a modification request, in accordance with RMC 4-9-250D, to exceed the maximum number of parking spaces permitted on the project site. The modification request shall be submitted to the Current Planning Project Manager at the time of or before Building Permit application for review and approval. Any additional parking spaces that are not approved via the modification process shall be converted to landscaping.
4. A lighting plan shall be provided at the time of building permit application for review and approval by the Current Planning Project Manager.
5. A preliminary elevation certificate shall be submitted when the building finished floor is established during construction. A final elevation certificate is required upon completion of construction and prior to building Temporary Certificate of Occupancy.
6. The landscaping separating the walkways on the east side of the building (near the bike rack) shall be eliminated and these walkways shall be connected.

**DATE OF DECISION ON LAND USE ACTION:**

**SIGNATURE:**



**Jennifer Henning, Planning Director**

3/10/2016

**Date**

TRANSMITTED this 10<sup>th</sup> day of March, 2016 to the Owner/Applicant/Contact:

**Owner(s):**

Seattle Area Plumbing and Pipefitters  
595 Monster Rd SW  
Renton WA 98055

**Applicant(s)/Contact(s):**

Sue Soller, SSA Consulting & Andrew  
Clapham & Assoc  
3200 Alki Ave SW #401  
Seattle, WA 98116

Ashton Capital/K&M Holdings  
1201 Monster Rd SW

March 10, 2016

Page 19 of 19

Renton WA 98055

TRANSMITTED this 10<sup>th</sup> day of March, 2016 to the Parties of Record:

No parties of record

TRANSMITTED this 10<sup>th</sup> day of March, 2016 to the following:

Chip Vincent, CED Administrator

Brianne Bannwarth, Development Engineering Manager

Jan Conklin, Development Services

Vanessa Dolbee, Current Planning Manager

Fire Marshal

**K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:**

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

**APPEAL:** This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on March 24, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

**EXPIRATION:** The Administrative Site Development Plan Review decision will expire two (2) years from the date of decision. A single two (2) year extension may be requested pursuant to RMC 4-9-200.

**RECONSIDERATION:** Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

**THE APPEARANCE OF FAIRNESS DOCTRINE:** provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

**ENVIRONMENTAL REVIEW COMMITTEE REPORT**

**ERC MEETING DATE:** February 1, 2016

**EXHIBIT 1**

**PART ONE: PROJECT BACKGROUND**

**Project Name:** Seattle Pipe Trades Expansion

**Project Number:** LUA15-000344, ECF, SA-A

**Project Manager:** Kris Sorensen, Associate Planner

**Owner:** Seattle Area Plumbing and Pipefitters; 595 Monster Rd SW; Renton WA 98055 and Ashton Capital/K&M Holdings; 1201 Monster Rd SW; Renton WA 98055

**Applicant/Contact:** Sue Soller, SSA Consulting & Andrew Clapham & Assoc; 3200 Alki Ave SW #401; Seattle, WA 98116

**Project Location:** 595 Monster Rd SW & 21,500 SF area in the NE corner of 1201 Monster Rd SW.

**Project Summary:** The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan Review for a two-story, 11,885 square foot, building addition and parking lot expansion of the existing two-story building where Seattle Area Pipe Trades and UA Local 32 are located. The existing 243,017 square foot (5.53-acre) site would expand approximately 21,500 square feet to the south through a lot line adjustment with abutting property PID 2423049123. Both properties are located in the Industrial Medium (IM) zone. Vehicle access to the site is provided by Monster Rd SW through an access easement at the north of the site. Associated improvements include relocation of private utilities where the addition is proposed and parking lot landscaping. There are two Category 3 wetlands near the site. The site is located within the 100 year floodplain, seismic hazard area, and near steep slopes. The applicant submitted wetlands and biological assessments and geotechnical and drainage reports.

<b>Exist. Bldg. Area SF:</b>	50,540 sf	<b>Proposed New Bldg. Area (footprint):</b>	6,047 sf
		<b>Proposed New Bldg. Area (gross):</b>	11,885 sf
<b>Site Area:</b> 243,017 sf plus 21,500 sf of 1201 Monster Rd SW through future lot line adjustment		<b>Total Building Area GSF:</b>	62,425 sf

**STAFF RECOMMENDATION:** Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).



**Project Location Map**

# City of Renton Geologic Hazards

## EXHIBIT 2



### Notes

None



128 0 64 128 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

### Legend

City and County Boundary

- Other
- City of Renton

Addresses

Parcels

Erosion

Slope City of Renton

- >15% & <=25%
- >25% & <=40% (Sensitive)
- >40% & <=90% (Protected)

Full Document  
Available upon Request

December 9, 2014

JN 14436

Seattle Area Pipe Trades  
595 Monster Road SW, Suite 100  
Renton, Washington 98057

Attention: Dale Wentworth

via em.

attlepipetrades.org

Proposal: **Geotechnical Engineering Study**  
Proposed Parking Lot  
595 Monster Road Southwest  
Renton, Washington 98057

Dear Mr. Wentworth:

We are pleased to present this geotechnical engineering report for the proposed parking lot to be constructed in Renton, Washington. The scope of our services consisted of exploring site surface and subsurface conditions, and then developing this report to provide recommendations for general earthwork and design criteria for the proposed parking lot. This work was authorized by your acceptance of our proposal, P-9059, dated October 16, 2014.

We were initially provided some general site plan of the area where a parking lot was wanted. No formal plans or parking lot size was determined at that time. In discussions with Mr. Wentworth, we understood that the parking lot area is owned by a neighbor, and thus the amount of land to be purchased should be the minimum for a "reasonable" amount size of parking lot. Based on further discussions, we came to the conclusion that retaining walls of a maximum size of 4 feet would be reasonable in our experience from a geotechnical engineering standpoint. After test pits were excavated in the likely area of the new parking lot, a topographic survey of the property was undated to include the area where it appeared the parking lot could be installed with a retaining wall less than 4 feet in height. This area appears to be approximately 50 feet wide in the major portion of the new parking lot based on the new survey.

If the scope of the project changes from what we have described above, we should be provided with revised plans in order to determine if modifications to the recommendations and conclusions of this report are warranted.

### SITE CONDITIONS

#### **SURFACE**

The Vicinity Map, Plate 1, illustrates the general location of the site in the southwestern portion of Renton. The property is not directly adjacent to Monster Road, but gains access from the southern side of the street via a large driveway. The property is mostly relatively flat, and is developed with a central building and surrounding paved areas. The irregularly-shaped property has a circular southern boundary. The proposed parking area is located southeast of the southern side of the property. This area is undeveloped, being mostly covered with grass, brush, and low-growing

**TITLE**  
**SEATTLE PIPE TRADES EXPANSION**  
595 Monnier Rd. SW, Ste. 100  
Renton, WA 98057-2987

**CONSULTANT**  
**Novadyne**  
Civil Engineers  
10000 1st Ave. S.W.  
Burien, WA 98148  
E: 206.835.1100 F: 206.835.1101  
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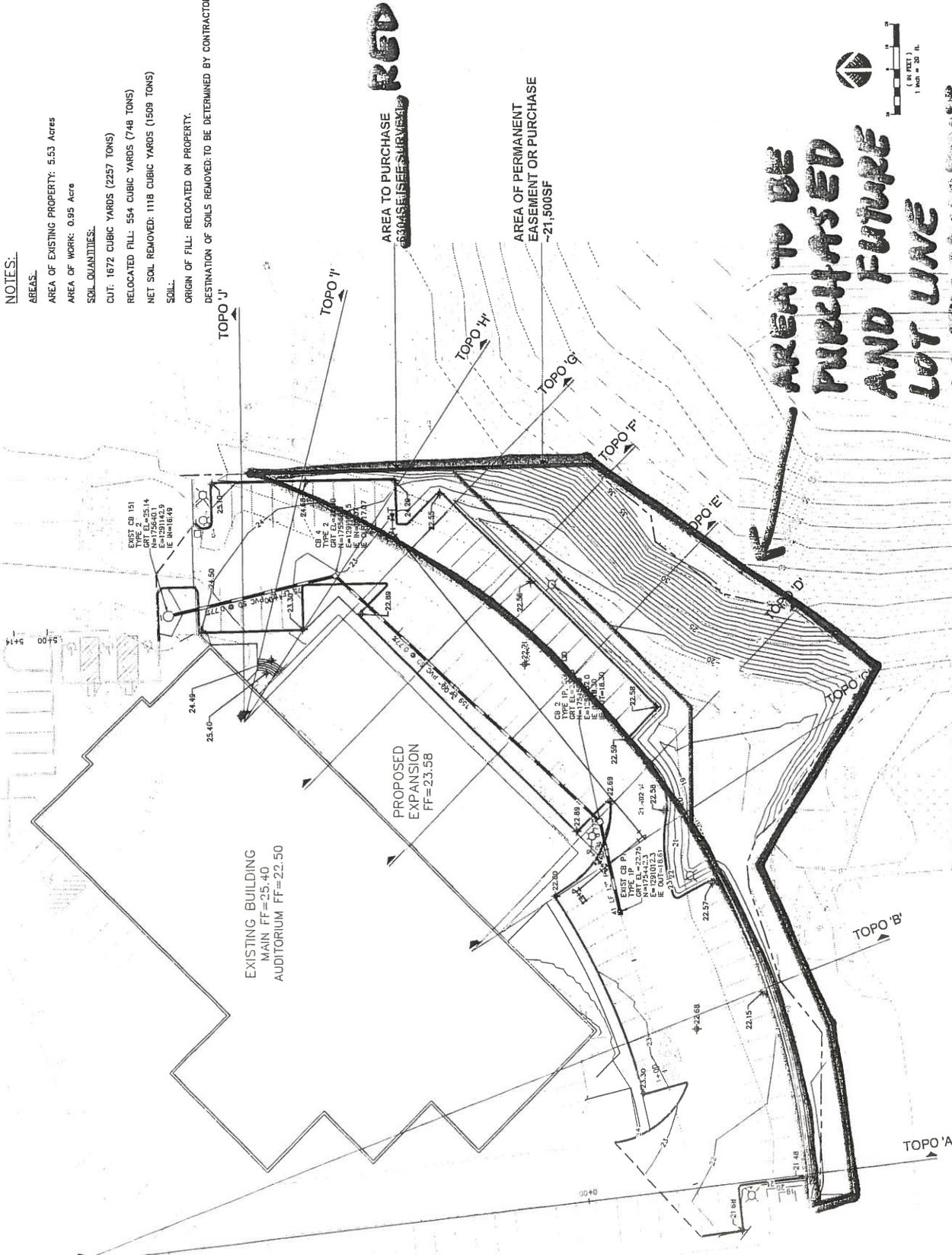
**EXHIBIT 4**



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**NOTES:**

- AREAS:**  
AREA OF EXISTING PROPERTY: 5.53 Acres  
AREA OF WORK: 0.95 Acre
- SOIL QUANTITIES:**  
CUT: 1672 CUBIC YARDS (2257 TONS)  
RELOCATED FILL: 554 CUBIC YARDS (748 TONS)  
NET SOIL REMOVED: 1118 CUBIC YARDS (1509 TONS)
- SOIL:**  
ORIGIN OF FILL: RELOCATED ON PROPERTY.  
DESTINATION OF SOILS REMOVED: TO BE DETERMINED BY CONTRACTOR



**AREA TO BE PURCHASED AND FUTURE LOT LINE ADJUSTMENT**

## EXHIBIT 5

 **Wetland Resources, Inc.**

Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.  
Suite 106  
Everett, Washington 98208  
(425) 337-3174  
Fax (425) 337-3045

September 8, 2014

Seattle Plumbing & Pipefitters  
Attn: Dale Wentworth  
595 Monster Road SW  
Renton, WA 98057

**RE: Critical Area Determination Report for King County Parcels #2423049122 and 2423049123**

Wetland Resources, Inc. (WRI) performed a site visit on September 2, 2014, to locate and evaluate previously delineated jurisdictional wetlands on and in the vicinity of the above listed parcels. The subject properties are located west of Monster Road SW and north of Interstate 405 in the city of Renton. The Public Land Survey System (PLSS) locator for the subject site is Section 24, Township 23N, Range 4E, W.M. The subject properties are located within the Duwamish/Green Watershed, Water Resources Inventory Area (WRIA) 9.

The 13.54-acre site is comprised of two parcels. Both parcels have a history of disturbance, with significant fill, industrial and office buildings, parking lots, and a defunct railway spur all adjacent to two wetlands previously identified. Dominant vegetation present consists of big leaf maple (*Acer macrophyllum*), western sword fern (*Polystichum munitum*), Himalayan blackberry (*Rubus armeniacus*), and Indian plum (*Oemleria cerasiformis*). The subject site is bordered on the north and east by commercial and industrial properties, and to the south and west by an active railway. On the west side of the railway are sport fields. The topography of the subject site slopes steeply down from the southeast corner, becoming a gradual slope to the northwest over the remainder of the site.

### METHODOLOGY AND RESULTS

Prior to conducting the site investigation, public resource information was reviewed to gather background information on the subject properties and the surrounding area in regards to wetlands, streams, and other critical areas. These sources included the USFWS National Wetlands Inventory (NWI), USDA/NRCS Web Soil Survey, King County iMap interactive mapping tool, and WDFW Priority Habitat and Species (PHS) Interactive Map. According to NRCS Web Soil Survey, the soil map unit Woodinville Silt Loam is predicted to occur on the subject site.



TITLE  
**SEATTLE  
PIPE TRADES  
EXPANSION**

595 Monaster Rd. SW, Ste. 100  
Renton, WA 98057-2937

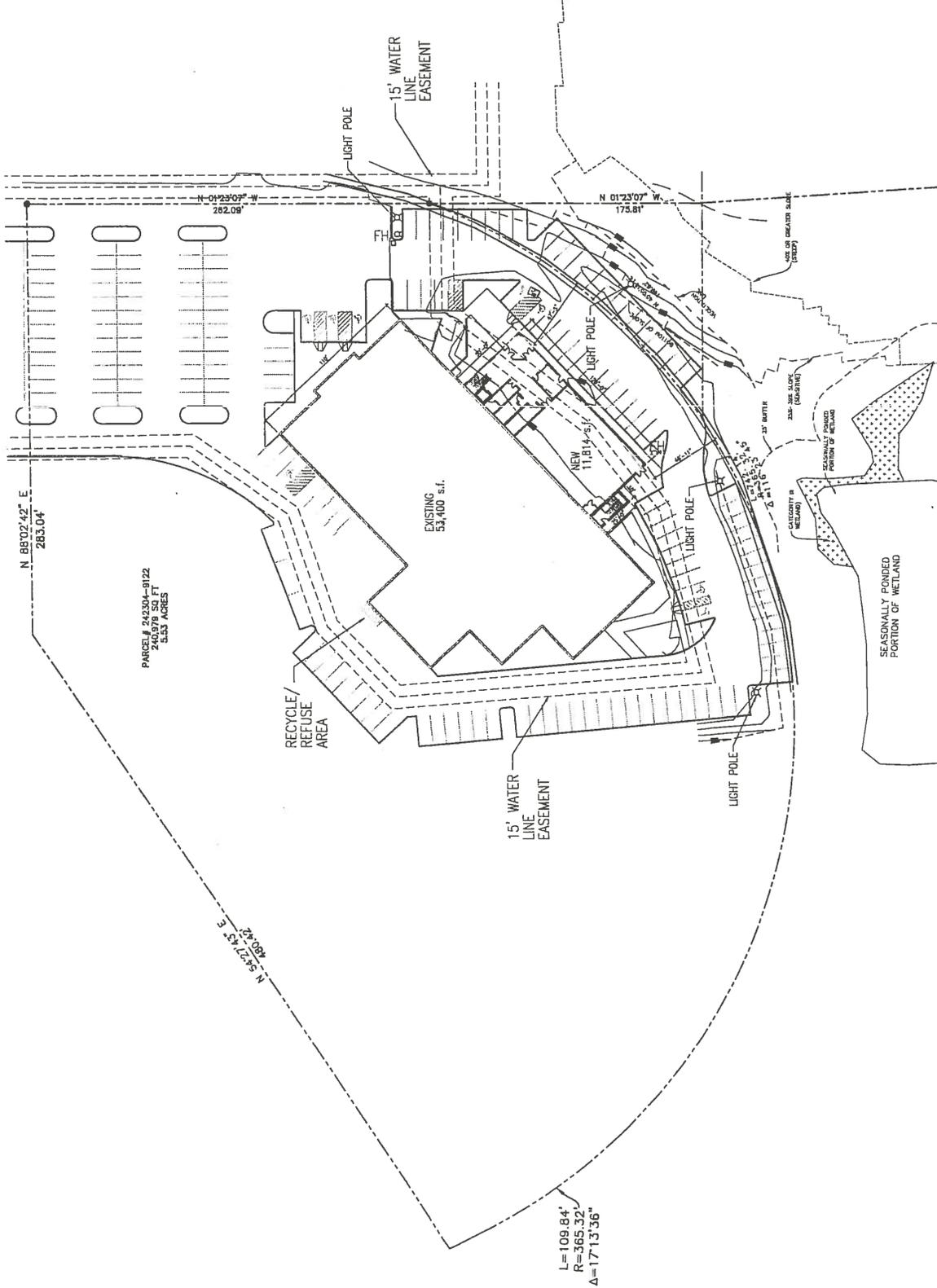
CONSULTANT

**EXHIBIT 6**

REVISIONS  
DATE

SHEET TITLE / NUMBER  
**PROPOSED  
SITE PLAN**

**C1.1**







Full Document  
Available upon Request

SEATTLE PIPE TRADES ADDITION  
595 MONSTER RD SW  
RENTON, WASHINGTON

Prepared Exclusively for Seattle Pipe Trades by:

Novadyne Civil Engineers

(425) 753-1869

April 22, 2015









**EXHIBIT 11**

---

**J. S. Jones and Associates**

**Full Document  
Available upon Request**

**BIOLOGICAL ASSESSMENT**

*for the*

**Seattle Pipe Trades Expansion  
595 Monster Road S.W.  
Renton, Washington 98057-2937**

**Tax Parcel: 242304-9122 & 242304-9123  
NW 1/4 of the NW 1/4 of Section 24,  
Township 23 North, Range 4 East,  
of the Willamette Meridian**

**Prepared for:  
Seattle Pipe Trades  
595 Monster Road S.W., Ste. 100  
Renton, Washington 98057-2937  
(206)**

**Dated:  
November 4, 2015**

**Prepared by:  
Jeffery S. Jones  
Certified Professional Wetland Scientist & Wildlife Biologist**

## EXHIBIT 12



### King County

Department of Natural Resources and Parks  
Wastewater Treatment Division

#### Community Services & Environmental Planning

King Street Center, KSC-NR-0505  
201 South Jackson Street  
Seattle, WA 98104-3855

June 12, 2015

Sent via email: [ksorensen@rentonwa.gov](mailto:ksorensen@rentonwa.gov)

Kris Sorensen, Associate Planner  
City of Renton  
CED – Planning Division  
1055 South Grady Way  
Renton, WA 98057

RE: Seattle Pipe Trades Expansion (File Number LUA15-000344, ECF, SA-A)

Dear Mr. Sorensen:

The King County Wastewater Treatment Division (WTD) has reviewed the **Notice of Application and Proposed ODNS-M for the Seattle Pipe Trades Expansion Project**. A WTD facility, the Renton Effluent Transfer System (RETS) Force Main, is located within the proposed development site. The RETS, a 96-inch diameter pre-stressed concrete cylinder pipe (PCCP), lies near the southwest property line adjacent to the Burlington Northern-Santa Fe railroad right of way (see attached drawings).

In order to protect this wastewater facility, WTD is requesting that the City of Renton **submit construction drawings for the project for review during design development** so that WTD staff can assess the project's impacts. Drawings should be sent to:

Mark Lampard, Local Public Agency Coordinator  
Project Management Unit  
King County Wastewater Treatment Division  
201 South Jackson Street, KSC-NR-0508  
Seattle, WA 98104-3855

Mr. Lampard can also be contacted at (206) 477-5414 or [mark.lampard@kingcounty.gov](mailto:mark.lampard@kingcounty.gov).

In addition, WTD has a permanent easement for the RETS on the proposed development site. **We must be assured the right to maintain and repair the sewer line, and, in the event that the line must be relocated, a new permanent easement must be provided.** For any questions or issues regarding this easement, please contact Bill Wilbert, Permitting

Kris Sorensen  
June 12, 2015  
Page 2 of 2

Compliance and Property Acquisition Supervisor, at (206) 477-5523,  
[bill.wilbert@kingcounty.gov](mailto:bill.wilbert@kingcounty.gov), or by mail at:

Bill Wilbert, Supervisor  
Permitting Compliance and Property Acquisition  
King County Wastewater Treatment Division  
201 South Jackson Street, KSC-NR-0512  
Seattle, WA 98104-3855

Thank you for the opportunity to review and comment on this project.

Sincerely,

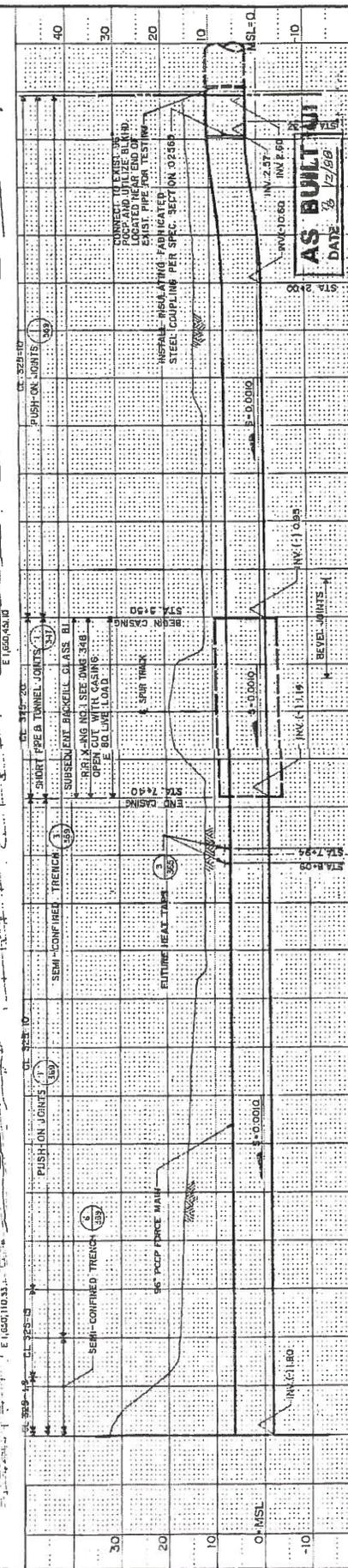
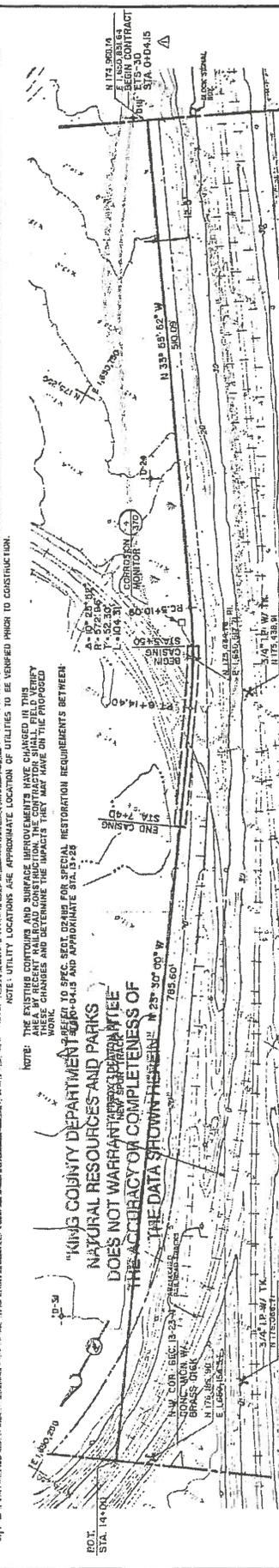
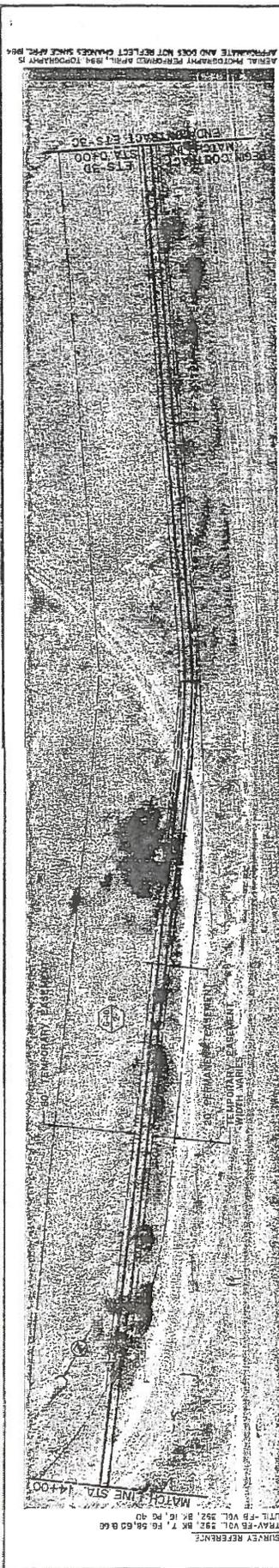


Jacob Sheppard, Water Quality Planner  
Community Services and Environmental Planning

cc: Mark Lampard, Local Public Agency Coordinator, Project Management Unit

enc: As-built drawings of the Renton Effluent Transfer System Force Main





**AS BUILT**  
DATE: 3/12/98

PROJECT: RENTON EFFLUENT TRANSFER SYSTEM  
WETLANDS TO 52ND AVENUE SOUTH

SCALE: HORIZ 1"=20'  
VERT 1"=10'

DESIGNED BY: [Signature]  
CHECKED BY: [Signature]

DATE: JAN 1985

PROJECT NO: 342  
SHEET NO: 055

CLIENT: METRO Municipality of Metropolitan Seattle

GENERAL REVISIONS: AS BUILT

APP. NOTE: REVISIONS TO PLAN SHEET 3

GENERAL NOTE: APPROXIMATE LOCATION OF UTILITIES TO BE VERIFIED PRIOR TO CONSTRUCTION.

NOTE: THE EXISTING CONTOURS AND SURFACE IMPROVEMENTS HAVE CHANGED IN THIS AREA SINCE THE ORIGINAL SURVEY. THESE CHANGES AND DETERMINING THE IMPACTS THEY MAY HAVE ON THE PROPOSED WORK.

"KING COUNTY DEPARTMENT OF NATURAL RESOURCES AND PARKS DOES NOT WARRANT ANY WARRANTY OF THE ACCURACY OR COMPLETENESS OF THE DATA SHOWN HEREIN."

NOTE: UTILITY LOCATIONS ARE APPROXIMATE LOCATION OF UTILITIES TO BE VERIFIED PRIOR TO CONSTRUCTION.

NOTE: THE EXISTING CONTOURS AND SURFACE IMPROVEMENTS HAVE CHANGED IN THIS AREA SINCE THE ORIGINAL SURVEY. THESE CHANGES AND DETERMINING THE IMPACTS THEY MAY HAVE ON THE PROPOSED WORK.

"KING COUNTY DEPARTMENT OF NATURAL RESOURCES AND PARKS DOES NOT WARRANT ANY WARRANTY OF THE ACCURACY OR COMPLETENESS OF THE DATA SHOWN HEREIN."

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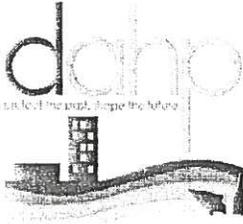
"KING COUNTY DEPARTMENT OF NATURAL RESOURCES AND PARKS DOES NOT WARRANT ANY WARRANTY OF THE ACCURACY OR COMPLETENESS OF THE DATA SHOWN HEREIN."

NOTE: UTILITY LOCATIONS ARE APPROXIMATE LOCATION OF UTILITIES TO BE VERIFIED PRIOR TO CONSTRUCTION.

NOTE: THE EXISTING CONTOURS AND SURFACE IMPROVEMENTS HAVE CHANGED IN THIS AREA SINCE THE ORIGINAL SURVEY. THESE CHANGES AND DETERMINING THE IMPACTS THEY MAY HAVE ON THE PROPOSED WORK.

"KING COUNTY DEPARTMENT OF NATURAL RESOURCES AND PARKS DOES NOT WARRANT ANY WARRANTY OF THE ACCURACY OR COMPLETENESS OF THE DATA SHOWN HEREIN."

## EXHIBIT 13



Full Document  
Available upon Request

Brooks Ph.D., Director  
Preservation Officer

June 17, 2015

Kris Sorenson  
Assistant Planner  
City of Renton  
Sixth Floor Renton City Hall  
1055 S Grady Way  
Renton, WA 98057

In future correspondence please refer to:

Log: 061715-16-KI

Property: LUA15-000344, ECF, SA-A Seattle Pipe Traders Expansion

**Re: Archaeology – Permit from DAHP Required under RCW 27.53**

Dear Ms. Sorenson:

We have reviewed the materials forwarded to our office for the proposed project referenced above. The Project area is within archaeological site 45KI267. Therefore a permit from DAHP is required under RCW 27.53. The DAHP permit requires the services of a professional archaeologist and may take between 45 and 60 days to receive after DAHP has received a sufficient permit application. No ground disturbance or alteration including grading, cutting and filling may take place until the permit has been received. The permit application may be submitted for survey and formal archaeological testing.

Thank you for the opportunity to review this project and we look forward to receiving the permit application. Should you have any questions, please feel free to contact me at (360) 586-3088 or [Gretchen.Kaehler@dahp.wa.gov](mailto:Gretchen.Kaehler@dahp.wa.gov).

Sincerely,

Gretchen Kaehler  
Local Governments Archaeologist  
(360) 586-3088  
[gretchen.kaehler@dahp.wa.gov](mailto:gretchen.kaehler@dahp.wa.gov)

cc. Laura Murphy, Archaeologist, Muckleshoot Tribe  
Dennis Lewarch, THPO, Suquamish Tribe  
Cecelia Hansen, Chair, Duwamish Tribe  
Richard Young, Cultural Resources Director, Tulalip Tribes  
Stephenie Kramer, Permit Coordinator, DAHP



## EXHIBIT 14

Full Document  
Available upon Request



Cultural Resource Consultants, Inc.

### TECHNICAL MEMO 1508I-1

DATE: December 15, 2015

TO: Ed Kommers  
Seattle Area Plumbing & Pipefitting Industry, Journeyman Apprentice and  
Training Trust

FROM: Glenn D. Hartmann, Principal Investigator

RE: Cultural Resources Assessment for the Seattle Pipe Trades - UA Local 32 Facility  
Expansion Project, Renton, King County, WA  
DAHP Archaeological Excavation Permit No.: 2015-62

The attached short report form constitutes our report for the above referenced project. No evidence of archaeological or historic sites was found in the project location. No further cultural resources investigations are recommended. Please contact our office should you have any questions about our findings and/or recommendations.

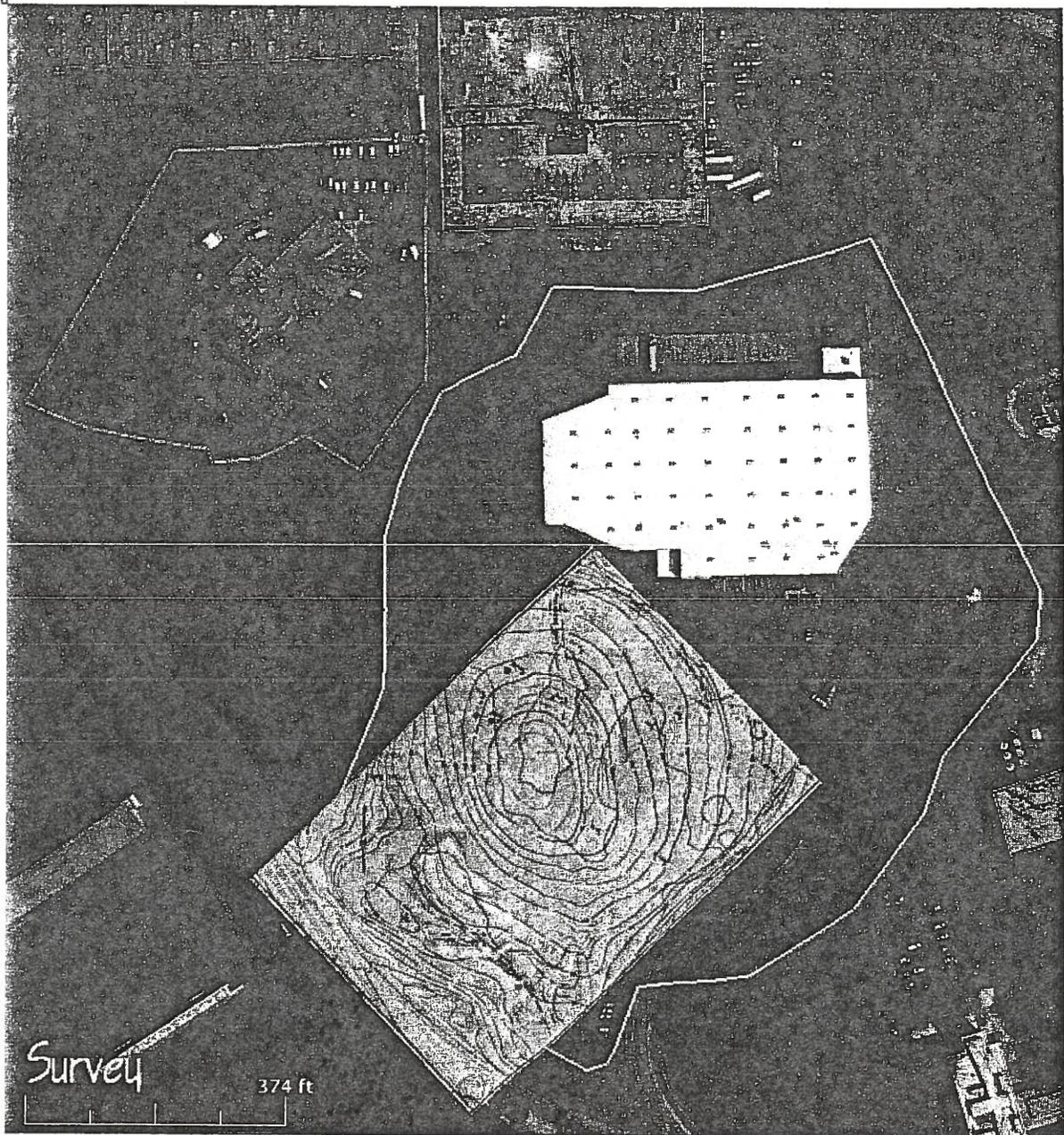


Figure 6. Google Earth (2015) imagery illustrating the project parcel annotated in red, site 45KI267 as defined by the 50-foot contour annotated in green, and Kennedy's report (1985:Figure 4).

# EXHIBIT 15

## Attachment C. DAHP Archaeological Excavation

Full Document  
Available upon Request



Alyson Brooks  
State Historic Preservation

December 3, 2015

Mr. Glenn Hartmann  
President/Principal Investigator  
Cultural Resource Consultants Inc.  
710 Erickson Ave., Suite 100  
PO Box 10668  
Bainbridge Island, WA 98110

Dear Mr. Hartmann:

I have reviewed the application you submitted for archaeological excavations at 45K100267. It is my intention to grant the permit application for excavations at 45K100267. Please take note of the Special Conditions on the permit.

If you feel aggrieved by this decision you may request an administrative hearing within twenty-one days after receipt of this notice. Your request should be sent to the address listed below.  
Director Department of Archaeology and Historic Preservation PO Box 48343 Olympia, WA 98504-8343

Sincerely,

Lance Wollwage, Ph.D.  
Assistant State Archaeologist  
(360) 586-3536  
Email: lance.wollwage@dahp.wa.gov

Enclosure

State of Washington • Department of Archaeology & Historic Preservation  
P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065  
www.dahp.wa.gov



## EXHIBIT 16



Seattle Area  
Pipe Trades  
Union

Industry  
Committee



Mechanical Contractors Association  
WESTERN WASHINGTON

595 Monster Rd SW, Suite 100 • Renton, WA 98057-2946  
Phone: 425 271-5900 • Fax: 425 271-4985



January 25, 2016

City of Renton Engineering Plan Review Section  
Attn: Kris Sorensen  
1055 S. Grady Way - 6<sup>th</sup> Floor  
Renton, WA 98057

Re: UA Local 32 / Seattle Area Pipe Trades

Kris:

Thank you for all of the assistance with the Seattle Area Pipe Trades and our design team thus far. Your input has been invaluable in making this project a reality with the changing of codes, flood plain elevations, etc. We are looking forward to solidifying these final steps of the Site Plan Review and Building Permit applications.

As you are aware, with the addition of the new building, UA Local 32's relocation will allow Seattle Area Pipe Trades to upgrade and realign our existing training facility to provide students with the best opportunity to learn construction methods, not only on existing types of buildings, but also allows the teaching of the most modern technology of their respective trades. This expansion into the newly vacated spaces will allow a safer teaching experience for our students without having to constantly move equipment in and out of spaces, depending upon the scheduled class. We are excited to provide our future students with a modern, hands-on learning experience.

With the addition of the new building and improvements to the existing facility, we do not anticipate any growth of administration or teaching staff, nor of the student population. We currently offer early morning (6:30 am) and evening (5:30 pm) classes, Monday through Thursday and morning classes on Fridays and Saturdays only. Due to most of our students holding full-time employment while attending school, our morning traffic flows are minimal, averaging about 43 students per daytime class session. Considering most are employed during the daytime hours, our evening classes are more popular. The average evening traffic flow per week is approximately 50 cars per evening class session. Depending upon a particular weekday class schedule, traffic volume can vary from these averages. Please see the attached parking analysis that SAPT conducted last year. You can see that some weekday traffic is greater than, or sometimes less than, the average weekly count.

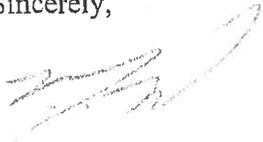
We are providing a list of the SAPT staff as well. As you can see, there are very minimal full-time staff and a majority of the teachers are part-time, and are not all onsite at any given time, only during their specific class times.

Once the project is complete, the UA Local 32 staff will be relocating to the upper level of the new building. Their occupied space will be similar to their existing space, but will be provided with greater storage capacity and the convenience of their own HVAC system, which will occupy the remainder of their gained space. UA Local 32's current staff count totals 25 personnel and their hours are from 7:30 am to 4:30 pm, Monday through Friday. Once per month, the UA Local holds an evening Union meeting in the assembly hall, currently in the existing building. The entire lower level of the new building will be home to the new assembly hall which will be approximately the same size as the existing assembly hall, with the exception of larger restrooms and a warming kitchen.

I hope that this information provides you with a glance into the population of staff and students at both SAPT and UA Local 32, and the hours of operation which reflects the traffic flow pattern each day. We are also including with this letter our current classroom schedules which show the types of classes taught, along with the days and hours of operation. Although the class schedules appear overwhelming with information and what appears to be a multitude of classes, the average class size is only 11 students. In order to provide the greatest education possible, we keep our class sizes small to increase benefits of a one on one learning experience for our students and teachers.

Thank you for taking the time to review this information and please feel free to call or email me if you have any questions or are in need of additional information. Seattle Area Pipe Trades and the UA Local 32 appreciate all the work you and your staff have given towards this project, as it has helped us immensely.

Sincerely,



PJ Moss  
Apprenticeship Coordinator  
Seattle Area Pipetrades  
425.271.5900  
pjmosse@seattlepipetrades.org

ENCLOSURE

PJM/ps  
OPEIU #8/afl.cio

Application Date: May 19, 2015  
Name: Seattle Pipe Trades Expansion

Site Address: 1201 Monster Rd SW  
Renton, WA 98057-2996

PLAN - Planning Review - Land Use

Version 2 | January 26, 2016

Engineering Review Comments

Contact: Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

Recommendations: I have completed a preliminary review for the above referenced project that consists of addition to the existing Seattle Pipe Trades Building at 595 Monster Road. The following comments are based on the application submittal made to the City of Renton by the applicant.

EXISTING CONDITIONS

WATER: The site is located in the City of Renton water service area.

SEWER: The site is located in the city of Renton sewer service area.

STORM: A private storm drainage pipe exists within the site.

STREETS: The site accesses Monster Road by means of a private access easement. No direct frontage on a public street.

WATER

1. The project is within the City's water service area in the Downtown 196 hydraulic pressure zone. There is an existing 10 inch water main (see water project plan no. W 2193) within a 15 foot easement around the existing building that can deliver 4,000 gpm. The water pressure is about 74 psi at ground elevation of 24 feet. Based on the information submitted by the applicant, Renton Fire Prevention Dept. has determined the fire flow demand for this proposed building addition is 4,000 gpm.
2. There is an existing 2 inch domestic water meter, a 6 inch fire sprinkler stub and DDCVA and a 1.5 inch irrigation meter serving the existing building and site.
3. The proposed building addition will encroach over a portion of the existing 10 inch City water main (refer to attached City water project plan no. W 2193) located within a 15 foot wide easement along the southeasterly side of the property.
4. The applicant shall relocate a portion of the existing water line and related fire hydrants to an alternate location that is acceptable to the City and shall provide the City with a new 15 foot wide utility easement for the relocated water line. The conceptual water plan provided with the land use application shows the water line relocated outside the proposed building. Required separation between utility lines should be provided. The new water line and related hydrants must be operational before the abandonment of the portion of the existing line. An application to the City for a partial release of the existing easement will be required.
5. Civil plans for the water main improvements will be required and must be prepared by a professional engineer registered in the State of Washington. Please refer to City of Renton General Design and Construction Standards for Water Main Extensions as shown in Appendix J of the City's 2012 Water System Plan. Adequate horizontal and vertical separations between the new water main and other utilities (storm sewer, sanitary sewer, power, gas, electrical) shall be provided for the operation and maintenance of the water main.
6. Water system development charges are applicable if additional domestic water meter or if a larger domestic water meter is needed and/or if an additional or larger fire sprinkler stub is required. The current water SDC fee for a ¾ inch or 1 inch water meter is \$3,245.00. Please see the City's Permit fee list to get information regarding permit fees.

Sanitary Sewer

1. Sewer service is provided by the City of Renton. The existing private sewer main under the proposed building extension must be abandoned and the sewer connection should be provided by means of a side sewer to the building with a clean out located within 5 feet of the new building foot print. There are existing easements and utility lines throughout the property which are required to be protected, unless allowed to be relocated by the utility provider. Show the existing and proposed public and private utility lines and easements clearly in the plans provided with the utility construction permit.
2. If the building addition proposes floor drains, then the floor drains are required to connect to the sewer.
3. System development charge (SDC) fee for sewer is based on the size of the new domestic water to serve the proposed project. The current sewer SDC fee for a ¾ inch or 1 inch meter install is \$2,242.00.

Storm water

1. A drainage plan and drainage report prepared by Novadyne Civil Engineers were submitted with the land use application. The report mentions that the study was done as per the 2009 City of Renton Surface Water Design Manual Amendment to the 2009 King County Surface Water Design Manual. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard (Existing Site Condition). The report mentions that flow control and water quality requirements are met by permeable pavement. The use of permeable pavement for flow control and water quality must be designed to the 2012 Department of Ecology Manual as amended in December 2014, and must follow geotechnical recommendations. The drainage report provided with the utility construction permit should

**PLAN - Planning Review - Land Use**

Version 2 | January 26, 2016

**Engineering Review Comments**

Contact: Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

include all the eight core requirements and the six special requirements.

2. The site is located in the Special Flood Hazard Area (100 year flood) FEMA zone and the FEMA 100 year floodplain. The 1995 FEMA Flood Insurance Rate Map (FIRM) shows the Base Flood Elevation (100 year floodplain elevation) on the site to be elevation 22.58 (NAVD 88 datum). The building addition finished floor elevation will need to be constructed to be a minimum of 1 ft above the Base Flood Elevation (Elevation 23.58 NAVD 88 datum). An elevation certificate for the building finished floor will be required. A preliminary elevation certificate must be submitted when the building finished floor is established during construction. A final elevation certificate is required upon completion of construction and prior to building Temporary Certificate of Occupancy.

The applicant should be advised that the floodplain maps in the Green River Valley are being updated by FEMA. Attached is a map showing the location of the FEMA preliminary DFIRM floodplain is located on the site. The FEMA Preliminary Digital Flood Insurance Rate Map (DFIRM), which has not been adopted yet, shows the base flood elevation on the site to be elevation 25 (NAVD 88 datum). The applicant should be advised that due to FEMA updating the floodplain maps in the Green River Valley that the building addition finished floor elevation should be constructed to be minimum 1 ft above the FEMA preliminary DFIRM 100 year floodplain elevation of 25 (NAVD 88 datum). Therefore the building addition finished floor would need to be constructed to minimum elevation 26 (NAVD 88 datum).

Based upon existing building construction record plans, the existing building finished floor elevation is at 25.58 (NAVD 88 datum). The applicant should provide an elevation certificate for the existing building finished floor to verify that it was constructed to the elevation shown on the construction record plans.

3. The project will be required to provide Compensatory Floodplain Storage for filling floodplain areas below the 1995 FEMA Base Flood Elevation of 22.58 (NAVD 88 datum). The drainage report mentions that compensatory storage is provided.

4. The building addition requires the parking area to encroach into an area where there may be a natural drainage course (stream) or wetlands. The applicant will need to make sure the encroachment does not impact upstream drainage and address any Critical Area Ordinance Requirements. This information should be clearly included in the drainage report provided with the utility construction permit.

5. A Construction Stormwater Permit from the Department of Ecology is required if clearing and grading of projects exceeds one acre. The information provided by the applicant shows that this project does not meet the threshold of 1 acre disturbance. Therefore, based on the information provided to the City, the Construction Stormwater Permit from the Department of Ecology is not required.

6. The site is located in the Black River drainage system and the applicant has already contacted the state archeological department and provided documentation with the information that no further investigation is required.

7. A geotechnical report prepared by Geotech Consultants, Inc. was submitted for the project. The geotech report mentions that the site contained sandy soil in the test pits.

8. The surface water system development charge (SDC) fee will be applicable on the project for any new impervious surface area. The current SDC fee is \$0.594 per square feet, but not less than \$1,485.00.

**Transportation**

1. The project proposes the addition of 11,900 square feet to a training facility building along with additional parking area. Transportation impact fee is applicable on the project, the fee will be assessed at the time of building permit review and payment will be due at the time of issuance of the building permit.

2. Since there is no direct site frontage on the City of Renton streets, public frontage improvements are not applicable. The west side of the site is bordered by BNSF property. The project will continue to gain access to the public street system by means of the existing private access.

3. Based on information provided by Seattle Pipe Trades, a traffic impact analysis was not triggered.

**General Comments**

1. All construction or service utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.

2. When utility plans are complete, please submit three (3) copies of the drawings, two (2) copies of the drainage report, permit application, an itemized cost of construction estimate, and application fee at the counter on the sixth floor.

3. The proposed changes to the site must not block any existing facilities.

ADVISORY NOTES TO APPLICANT  
**LUA15-000344**



**PLAN - Planning Review - Land Use**

Version 2 | January 26, 2016

**Planning Review Comments**

**Contact:** Kris Sorensen | 425-430-6593 | ksorensen@rentonwa.gov

- Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
  3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
  4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
  5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
  6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.



July 15, 2015

Kris Sorensen, Associate Planner  
City of Renton  
Community and Economic Development Department  
Renton City Hall, 1055 South Grady Way  
Renton, WA 98057

**RE: Seattle Pipe Trades Expansion – LUA15-000344  
“On Hold” Notice**

Dear Mr. Sorenson

I am writing in response to a portion of your letter dated June 25, 2015 for the project referenced above; specifically a request for additional information regarding parking spaces available. During the various informational meetings that were held these last few months about this project, the design team was told that because this facility and its existing and proposed use did not fit into any particular classification, a formal parking analysis was not required. In any event, the new information that you require is displayed below.

A review of the code section RMC 4-4-080F.10.d finds that a space is needed for:

- every employee
- one space for every 3 housing units
- a half space (0.5) for every full-time student not residing on campus, and
- an off-street parking space for any buses used to transport students.

There are no students living at this property and building. No “School Buses” are used to transport students. Students may arrive on site via public bus transport but this is not the same thing. Therefore, parking needs to be provided for employees and commuter students.

A four week parking study is attached. We believe the study was done in the Fall of 2014. Fifty six monitoring periods (day & night/ seven days per week for four weeks) were reported. We found that students predominantly used the evening hours to take coursework. During the day, most of the parking on site was used by employees. Parking was used during the week end but only during the day on Saturday. An analysis of the numbers reported in the study showed that the largest number of students and we assume, evening instructors, occurred on Thursday of week 2 of the study. A total of 94 spaces were used then. During daylight hours on many days of the study, ten of fifty six monitoring periods or 18%, 27 stalls were used. We have assumed that 27 is the “typical” number of employees, with a higher number of stalls used indicating that courses were also being taught that day.

**EXHIBIT 19**

The highest number of stalls used during the day was 64. If we add the highest numbers for both day and evening we have 158 spaces being used, but not in the same time period.

Existing Parking consists of:

110 standard stalls, 48 compact stalls and 6 ADA stalls totaling 164 stalls.

Proposed Parking per plans submitted in June:

120 standard stalls, 48 compact stalls and 8 ADA stalls totaling 176 stalls.

### **Required Parking**

Employees at 1 stall each: Assumed at  $27 \times 1.0 = 27$  stalls required

Students at .5 stall each: Assumed  $94 \times .5 = 47$  stalls required

Total required: 74

Total provided: 176

There appears to be an adequate number of stalls provided per code plus room to expand.

I trust that this addresses your stated concerns. If you have any additional comments regarding this issue, please send them to me via Scott Rice at Collins-Woerman Architects.

Sincerely,

John Rubenkonig, ASLA

## Seattle Pipe Trades Parking Analysis

	Estimated Car Stall's			
	Week 1	Week 2	Week 3	Week 4
Monday Day	27	27	27	27
Monday Eve	86	86	86	86
Tuesday Day	27	64	27	64
Tuesday Eve	78	78	78	78
Wednesday Day	46	52	46	52
Wednesday Eve	81	81	81	81
Thursday Day	46	52	46	52
Thursday Eve	20	94	20	20
Friday Day	27	27	27	27
Friday Eve	0	0	0	0
Saturday Day	37	22	37	22
Saturday Eve	0	0	0	0
Sunday Day	0	0	0	0
Sunday Eve.	0	0	0	0

# Neighborhood Detail Map



MAY 19 2015

0 50 100 200 300 400

feet

CITY OF RENTON  
PLANNING DIVISION

1 inch = 200 feet

## Legend

boundary

cells

EXHIBIT 20



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



TREE RETENTION WORKSHEET

SEATTLE PIPE TRADES

REVISED: 5-6-15

Planning Division
1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 Fax: 425-430-7231

- 1. Total number of trees over 6" diameter... 43\* trees
2. Deductions: Certain trees are excluded... 0 trees
3. Subtract line 2 from line 1: 43 trees
4. Next, to determine the number of trees that must be retained... 4.3 trees
5. List the number of 6" in diameter... 23 trees
6. Subtract line 5 from line 4 for trees to be replaced: -18.7 trees
7. Multiply line 6 by 12" for number of required replacement inches: — inches
8. Proposed size of trees to meet additional planting requirement: — inches per tree
9. Divide line 7 by line 8 for number of replacement trees: — trees

RECEIVED MAY 19 2015

CITY OF RENTON PLANNING DIVISION

1 Measured at 4.5' above grade.
2 A tree certified, in a written report, as dead, terminally diseased, damaged, or otherwise dangerous to persons or property by a licensed landscape architect, or certified arborist, and approved by the City.
3 Critical areas, such as wetlands, streams, floodplains and protected slopes, are defined in RMC 4-3-050.
4 Count only those trees to be retained outside of critical areas and buffers.
5 The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a.
6 When the required number of protected trees cannot be retained, replacement trees, with at least a two-inch (2") caliper or an evergreen at least six feet (6') tall, shall be planted. See RMC 4-4-130.H.1.e.(ii) for prohibited types of replacement trees.

April 28, 2015

Scott Rice  
Collins Woerman  
710 Second Avenue  
Suite 1400  
Seattle, WA 98104

Re: Construction Mitigation Description  
Renton Training Center Expansion  
595 Monster Road SW  
Renton, WA 98055

RECEIVED

MAY 19 2015

CITY OF RENTON  
PLANNING DIVISION

Dear Scott:

Site Plan Review Submittal Requirements Response

Item #10:

A) Based on current information of permit turn around, client vetting, approval and funding durations, we believe the site work would start at the beginning of May 2016 and complete by the end of July 2016.

B) Our work would be conducted during regular daytime hours and weekday operation, We anticipate 7am to 5pm, Monday through Friday and are flexible within that time frame to conform to any typical Renton requirement.

C) Our proposed haul route starting from the site would be Monster Road SW, South to Oaksdale Ave SW, East to SW Grady Way, South to Rainier Ave S to I-405. However, we also have the option of heading north on Monster Road SW to 68<sup>th</sup> Ave S to Martin Luther King Jr Way to I-5 if that is less impactful in the eyes of a reviewer.

D) As this site work would take place during late spring and summer, we would anticipate standard wet weather TESC measures for protecting the storm system and at the perimeter site or property lines, as well as dust control measures for the drier times.

This project is being performed in an already finished and functional industrial property, as such we have access to dust control water as needed, abundant paved and striped parking areas for the crew, traffic striping and signage and speed bumps.

The standard daytime workweek schedule means that we are working in safer daylight visibility hours and during the same time as other normal work activities are taking place at the adjacent industrial properties. Our added work and hauling traffic will be virtually indistinguishable in type and frequency from the tractor trailer merchandise loads coming and going at the nearby distribution center businesses.



We feel fortunate to have amenable neighbors to this type of site work project, but we also will institute necessary mitigation measures to reduce our impact to them as well as the adjacent wetlands.

Our preliminary on site traffic control plan is attached.

Should you have any questions or need further clarification, I can be reached directly at 206-251-7403 or via email at [markm@ferris-turney.com](mailto:markm@ferris-turney.com).

Mark McGary  
Project Manager  
Ferris-Turney General Contractors



PTN. NW 1/4 OF THE NW 1/4 OF SEC. 24, TWP. 23N., RGE. 04E., W.M.

**SEATTLE PIPE TRADES**

LANDSCAPE PLANTING PLAN

595 & 1201 MONSTER ROAD SW  
RENTON  
WASHINGTON

**DESIGNER**  
JOHN E. RUSKONDO  
DATE: 08/20/2018

**CLIENT**  
JOHN E. RUSKONDO

**PROJECT**  
595 & 1201 MONSTER ROAD SW  
RENTON, WA 98057

**SCALE**  
AS SHOWN

**PROJECT**  
595 & 1201 MONSTER ROAD SW  
RENTON, WA 98057

**DATE**  
08/20/2018

**SCALE**  
AS SHOWN

**LANDSCAPE PLANTING SCHEDULE**

SYMBOL	BOTANICAL and COMMON NAME	SIZE	QUANTITY	SPACING
○	ACER RUBRUM BURNING BUSH	2" CAL. 8" HIK. HEIGHT	9	AS SHOWN
○	BOURNVILLEA MENDOTA	6" HIK. HEIGHT	2	AS SHOWN
○	PIRUS CALLERYANA AURORA BLAZE	1 1/2" CAL. 8" HIK. HEIGHT	6	AS SHOWN
○	TRILIA FULGATA WESTERN RED CEDAR	6" HIK. HEIGHT	1	AS SHOWN
○	CORNUS SERICEA RED-TIPS DOGWOOD	HIK. 18"	32	AS SHOWN
○	CORNUS ALATA BURNING BUSH	HIK. 18"	36	AS SHOWN
○	SPYRIDAEA OTTO LUTHER LAUREL	HIK. 18"	39	AS SHOWN
○	VIBURNUM TIBUS SPRING BOULET	HIK. 18"	17	AS SHOWN
○	MACROSTACHYON KINIKINICK	1.6 GALLON POT	125	18" O.C.
○	SALICORNIA SALAL	1.6 GALLON POT	450	24" O.C.
○	GRASS LAMN SEE SEED HIK. BELOW	8" HEIGHT	8	8' SPACING
○	RED FESUOE	30"	40	40"
○	GRASS LAMN	20"	40	40"
○	GRASS LAMN	1000 SF	1	1271 SF

