

Denis Law
Mayor

City of
Renton



March 26, 2015

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on March 23, 2015:

SEPA DETERMINATION: Determination of Nonsignificance - Mitigated (DNS-M)
PROJECT NAME: Longacres Business Center
PROJECT NUMBER: LUA15-000076 ECF, SA-H

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 10, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7289.

For the Environmental Review Committee,

A handwritten signature in blue ink that reads "Clark Close".

Clark Close
Associate Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER: LUA15-000076 ECF, SA-H
APPLICANT: Molly Carson, Ryan Companies US, Inc.
PROJECT NAME: Longacres Business Center

PROJECT DESCRIPTION: The applicant, Ryan Companies U.S. Inc., is requesting Hearing Examiner Site Plan Review and SEPA Environmental Review for two (2) standalone buildings totaling 250,825 square feet. The vacant 11.8 acre site, called Longacres Business Center, consists of five (5) parcels (APN 088670-0270, -0280, -0290, -0300, and -0310) at the SW Corner of SW 27th St and Naches Ave SW. Building A is a three-story 146,910 SF general office use building and Building B is a two-story general office, laboratory, and warehouse space building. The two buildings will incorporate tilt-up concrete panels in conjunction with steel framing and light gauge metal construction with heights at roughly 46 feet and 36 feet. The site is part of the original 158 acres of property known as the Longacres Office Park. Site access will be served through a single right in/right out only to SW 27th St, two entrances along Naches Ave SW, and a fourth off the existing cul-de-sac. The project site is located in the Employment Area Valley (EAV) land use designation and the Commercial Office (CO) zone. The site plan includes 790 parking stalls with a minimum 10-foot wide landscaped perimeter with up to 30 feet along SW 27th St with berming. The site contains High Seismic Hazards. The site is not in the 100-year flood zone and currently no wetlands, streams, lakes or critical habitats are identified on the property. The applicant is proposing to strip the site of all vegetation. One of the original nine (9) trees, on or near the southwest property line, was identified on the landscaping plan as being retained. The site will be replanted with 158 deciduous street trees and 71 evergreen trees.

The applicant submitted a Geotechnical Study by Terra Associates, Inc. (dated January 26, 2015); a Traffic Impact Analysis by Transportation Engineering NorthWest (dated February 4, 2015); a Preliminary Drainage Report by WHPacific (dated July 7, 2014); and an Environmental Setting Report by Terracon Consultants, Inc. (dated February 5, 2015). The project site was included in the design of the existing storm drainage treatment system located across Naches Ave SW to the south and east of the project.

PROJECT LOCATION: SW Corner of Naches Ave SW & SW 27th St
LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 10, 2015. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: **March 27, 2015**
DATE OF DECISION: March 23, 2015

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT

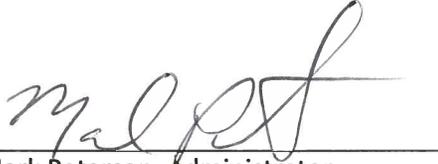


SIGNATURES:



Gregg Zimmerman, Administrator
Public Works Department

3/23/15
Date



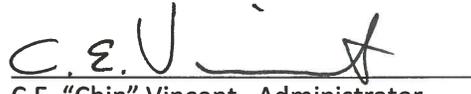
Mark Peterson, Administrator
Fire & Emergency Services

3/23/15
Date



Terry Higashiyama, Administrator
Community Services Department

3/23/15
Date



C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

3/23/15
Date

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA15-000076, ECF, SA-H
APPLICANT: Dave Williams, Ryan Companies US, Inc.
PROJECT NAME: Longacres Business Center

The applicant, Ryan Companies U.S. Inc., is requesting Hearing Examiner Site Plan Review, SEPA Environmental Review, and a Street Modification for two (2) standalone buildings totaling 250,825 square feet. The vacant 11.8 acre site, called Longacres Business Center, consists of five (5) parcels (APN 088670-0270, -0280, -0290, -0300, and -0310) at the SW Corner of SW 27th St and Naches Ave SW. Building A is a three-story 146,910 SF general office use building and Building B is a two-story general office, laboratory, and warehouse space building. The two buildings will incorporate tilt-up concrete panels in conjunction with steel framing and light gauge metal construction with heights at roughly 46 feet and 36 feet. The site is part of the original 158 acres of property known as the Longacres Office Park. Site access will be served through a single right in/right out only to SW 27th St, two entrances along Naches Ave SW, and a fourth off the existing cul-de-sac. The project site is located in the Employment Area Valley (EAV) land use designation and the Commercial Office (CO) zone. The site plan includes 790 parking stalls with a minimum 10-foot wide landscaped perimeter with up to 30 feet along SW 27th St with berming. The site contains High Seismic Hazards. The site is not in the 100-year flood zone and currently no wetlands, streams, lakes or critical habitats are identified on the property. The applicant is proposing to strip the site of all vegetation. One of the original nine (9) trees, on or near the southwest property line, was identified on the landscaping plan as being retained. The site will be replanted with 158 deciduous street trees and 71 evergreen trees.

The applicant submitted a Geotechnical Study by Terra Associates, Inc. (dated January 26, 2015); a Traffic Impact Analysis by Transportation Engineering NorthWest (dated February 4, 2015); a Preliminary Drainage Report by WHPacific (dated July 7, 2014); and an Environmental Setting Report by Terracon Consultants, Inc. (dated February 5, 2015). The project site was included in the design of the existing storm drainage treatment system located across Naches Ave SW to the south and east of the project.

PROJECT LOCATION: SW Corner of SW 27th St and Naches Ave SW
(Approximately at 2715 Naches Ave SW)

LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. Project construction shall be required to comply with the recommendations found in the Geotechnical Study conducted by Terra Associates, Inc. (dated January 26, 2015).
2. The applicant shall provide street frontage improvements on the south side of SW 27th Street (Stander Blvd) right-of-way. Street improvements shall include a six-foot planter strip followed by a six-foot concrete sidewalk. The street frontage right-of-way improvements shall begin at the southwest intersection of SW 27th Street and Naches Ave SW and continue west towards Burlington Northern Railroad for a total distance of 360 feet beyond the existing intersection centerline or until the easterly limits of the existing fire hydrant located approximately 65 feet west of the proposed driveway access on SW 27th Street.
3. The applicant shall provide a minimum 30-foot wide landscaped buffer with a berm along SW 27th Street. The 30-foot landscape berm shall begin measuring from behind the required six-foot sidewalk. The width of the buffer may be reduced to no less than 15 feet near the existing retaining wall at the northwest property line.
4. The applicant shall be subject to independent secondary peer review of the submitted Geotechnical Study conducted by Terra Associates, Inc. (dated January 26, 2015) for the proposed surcharging to obtain the desired net allowable bearing capacity for the conventional spread footing design of the two-story building. The secondary review shall be at the expense of the applicant. The applicant may forgo secondary review should they choose an alternate ground improvement technique, such as vibrated stone columns or aggregate rammed piers, due to the site’s high seismic hazards.

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Plan – Planning Review

Engineering Review Comments	Vicki Grover 425-430-7291 vgrover@rentonwa.gov
Recommendations: <ul style="list-style-type: none">▪ Grading plan needs to show existing contours, proposed contours and some spot elevations.▪ Include the required 12 inch water main connection to the City’s water main in Oakesdale Ave. SW. This is a requirement to achieve the necessary fire flow for the development. The location shown within SW 27th Street is not allowed. Street frontage improvements are required based on the Strander Blvd Typical Roadway Section provided in the Pre-App.	

Engineering Review CommentsVicki Grover | 425-430-7291 | vgrover@rentonwa.gov

- The geotech is recommending surcharging the site. Is this a possibility? If so what will the building foundations be? If not what building foundations will be proposed?
- Reference the storm water manual that you are designing to in the TIR.
- See Pg. 4.3.4-15 in Chapter 4 of the 1990 KCSWDM for the peak rate runoff to be used for the Uniform Flow Analysis Method and the Backwater Analysis Method for pipe sizing.
- Include the core requirements 1-7 and the special requirements 1-8 in Chapter 1 of the 1990 KCSWDM.

Fire Review - Building CommentsCorey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. Fire impact fees are applicable at the rate of \$0.14 per square foot of commercial office/laboratory space and \$0.08 per square foot of industrial/manufacturing space. This fee is paid at time of building permit issuance.

Code Related Comments:

1. The preliminary fire flow is 5,250 gpm. A minimum of one hydrant is required within 150 feet of each structure and five additional hydrants are required within 300 feet of each structure. Applicant shall also meet maximum hydrant spacing of 600 feet on center. A looped water main is required to be installed around the buildings. Due to existing dead end mains feeding this area, it appears adequate fire flow is not available in this area. Further off site water main loops are required to provide adequate fire flow.
2. Approved fire sprinkler and fire alarm systems are required throughout the building. Separate plans and permits required by the fire department. Direct outside access is required to the fire sprinkler riser room. Fully addressable and full detection is required for the fire alarm system.
3. Fire department apparatus access roadways are required within 150 feet of all points on the building. Fire lane signage required for the onsite roadway. Required turning radius are 25 feet inside and 45 feet outside. Roadways shall be a minimum of 20 feet wide. Roadways shall support a minimum of a 30 ton vehicle and 322 psi point loading.
4. An electronic site plan is required prior to occupancy for pre fire planning purposes.
5. All medical office buildings equipped with an elevator in the City of Renton are required to have at least one elevator meet the size requirements for a bariatric size stretcher. Car size shall accommodate a minimum of a 40 inch by 84 inch stretcher.
6. The buildings shall comply with the City of Renton Emergency Radio Coverage ordinance. Testing shall verify both incoming and outgoing minimum emergency radio signal coverage. If inadequate, the building shall be enhanced with amplification equipment in order to meet minimum coverage. Separate plans and permits are required for any proposed amplification systems.
7. Applicant shall provide a completed Hazardous Material Inventory Statement prior to building permit issuance. Use of City of Renton form or approved equivalent is required.

Planning Review Comments

Clark Close | 425-430-7289 | cclose@rentonwa.gov

Recommendations:

1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.
2. Commercial 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 is by permission only. No work is permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants 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.

Police Review Comments

Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: 258 CFS Estimated Annually

POLICE RELATED COMMENTS

To protect materials and equipment it is recommended that all materials and tools be locked up when not in use. The site will need security lighting and any construction trailer should be completely fenced in with portable chain link fencing. The fence will provide both a physical and psychological barrier to any prospective thief and will demonstrate that this area is private property. Construction trailers should be kept locked when not in use, and should also have a heavy duty deadbolt installed with no less than a 1 1/2" throw when bolted.

Glass windows in the trailer should be shatter resistant.

I also recommend the business post the appropriate "No Trespassing" signs on the property while it's under construction. This will aid police in making arrests on the property after hours if suspects are observed vandalizing or stealing building materials. Due to the isolated location of this site, the use of private security personnel to patrol the site during the hours of darkness is recommended.

All exterior doors should be made of solid metal or metal over wood, with heavy duty deadbolt locks, latch guards or pry resistant cylinders around the locks, and peepholes. If glass doors are used, they should be fitted with the hardware described above and additionally be fitted with a layer of security film. Security film can increase the strength of the glass by up to 300%, greatly reducing the likelihood of breaking glass to gain entry. Access to the back of the buildings should be limited, preferably with security fencing, as these areas could be vulnerable to crime due to the lack of natural surveillance by business customers or employees.

Police Review Comments

Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

It is recommended that the commercial areas be monitored with recorded security alarm systems installed. It's not uncommon for businesses to experience theft and/or vandalism during the hours of darkness. An auxiliary security service could be used to patrol the property during those times. It is important to direct all foot traffic towards the main entrance of the buildings. Any alternative employee entrances should have controlled access doors to prevent trespassing.

All areas of this project need to have adequate lighting. This will assist in the deterrent of theft from motor vehicle (one of the most common crimes in Renton) as well as provide safe pedestrian travel for both employees and customers.

Both structures should have building numbers clearly posted with numbers at least 12" in height and of a color contrasting with the building. This will assist emergency personnel in locating the correct location for response.

Landscaping should be installed with the objective of allowing visibility – not too dense and not too high. Too much landscaping will make customers and employees feel isolated and will provide criminals with concealment to commit crimes such as burglary. With the expanse of land surrounding this site, there is also the possibility of attracting transients to this area. It's important to keep the dumpster areas located within a housing and locked when not in use.

I highly recommend that the developer have a Renton Police Crime Prevention Representative conduct a security survey of the premises once construction is complete. Contact Holly Trader, 425.430.7519 when you would like to make an appointment.

Technical Services Comments

Bob Mac Onie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: Short Plat: Bob Mac Onie 02/19/2015

This project requires a Lot Combination into a single lot or a lot line adjustment such that the required parking is on the same lot as each structure.

Community Services Comments

Leslie Betlach | 425-430-6619 | lbetlach@rentonwa.gov

Recommendations:

A. A sidewalk was recently constructed on the north side of SW 27th Street. The sidewalk is to serve both pedestrians and bicyclists until a separated multi-use trail is constructed. The City recommends a crosswalk crossing from the south side of SW 27th Street to the north side for connectivity.

B. There are no impacts to parks.

C. Street trees - On SW 27th Street

1. At the SW corner of 27th/Naches is a stop sign and street light. The first tree shall be planted 40 feet from the stop sign.
2. Do not plant closer than 30 feet from street lights.
3. Too many street trees shown. Spacing shall be 1 tree every 50 feet and not closer (equal to 6 trees total).
4. Maintain a minimum distance of 6 feet to a fire hydrant.
5. Apply similar treatment to area from last westerly tree shown to the west property line.
6. Add sidewalk between planting strip and property line.

On Naches Ave SW

7. Show only 14 street trees (currently shows too many trees). One tree every 50 feet of frontage.
8. Eliminate street tree at mid-entrance to plot - south tree.
9. Cul-de-Sac Street (Naches Ave SW)
10. Show only 5 street trees.
11. Species Selection for street trees
12. Do not use *Quercus robur*, other oak species of any nut producing trees.
13. *Tilia cordata* 'Greenspire' is a poor cultivar, do not use and select other cultivar or species.

City of
Renton



NOTICE

**OF ENVIRONMENTAL DETERMINATION AND PUBLIC HEARING
ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)**

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: Longacres Business Center
PROJECT NUMBER: LUA15-000076, ECF, SA-H
LOCATION: SW Corner of SW 27th St and Naches Ave SW (Approximately at 2715 Naches Ave SW)

DESCRIPTION: The applicant, Ryan Companies U.S. Inc., is requesting Hearing Examiner Site Plan Review, SEPA Environmental Review, and a street modification in order to construct two (2) standalone buildings totaling 250,825 square feet. The vacant 11.8 acre site, called Longacres Business Center, consists of five (5) parcels (APN 088670-0270, -0280, -0290, -0300, and -0310). Building A is a three-story 146,910 SF general office use building and Building B is a two-story general office, laboratory, and warehouse space building. The two buildings will incorporate tilt-up concrete panels in conjunction with steel framing and light gauge metal construction with heights at roughly 46 feet and 36 feet. The site is part of the original 158 acres of property known as the Longacres Office Park. Site access will be served through a single right in/right out only to SW 27th St, two entrances along Naches Ave SW, and a fourth off the existing cul-de-sac. The project site is located in the Employment Area Valley (EAV) land use designation and the Commercial Office (CO) zone. The site plan includes 790 surface parking stalls with a minimum 10-foot wide landscaped perimeter with up to 30 feet along SW 27th St with berming. The site contains High Seismic Hazards. The site is not in the 100-year flood zone and currently no wetlands, streams, lakes or critical habitats are identified on the property. The applicant is proposing to strip the site of all vegetation. One of the original nine (9) trees, on or near the southwest property line, was identified on the landscaping plan as being retained. The site will be replanted with 158 deciduous street trees and 71 evergreen trees.

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THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 10, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **APRIL 14, 2015** AT 11:00 AM TO CONSIDER THE SITE PLAN REVIEW. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.