

**ENVIRONMENTAL REVIEW COMMITTEE REPORT AND  
ADMINISTRATIVE SITE DEVELOPMENT PLAN REPORT & DECISION**

<b>ERC MEETING DATE:</b>	December 1, 2014
<b>Project Name:</b>	149 Park Avenue North (Puget Sound Regional Services)
<b>Owner:</b>	Puget Sound Regional Services, 149 Park Avenue North, Renton, WA 98057
<b>Applicant/Contact:</b>	David Heinen, Barking Dog Design, 3722 West Armour Place, Seattle, WA 98199
<b>File Number:</b>	LUA14-001415, ECF, MOD, SA-A
<b>Project Manager:</b>	Clark H. Close, Associate Planner

**Project Summary:** The applicant proposes to remodel the second floor of a two-story building located at 149 Park Avenue North. The building is presently used for offices on the first floor and five (5) apartments on the second floor. The grade level will remain unchanged with current business/office use and the second level will be converted from existing apartments to office use. The existing building footprint size is 4,575 square feet (sf) and has a lot coverage of 40.5%. The parcel size is 11,288 sf. The project is located in the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. Access to the site is from either Park Ave N or from the alley between North 2nd Street and North 1st Street. The subject site is located within the Aquifer Protection Zone and Seismic Hazard Area. The existing trees on N 2nd Street are proposed to be retained. The building exterior will remain largely unchanged except for enclosure of an existing exterior stairway with glass infill along Park Ave N and enclosure of four (4) existing windows along the south facing façade due to the required seismic improvements to the building.

<b>Project Location:</b>	149 Park Avenue North (APN 722400-0100)		
<b>Site Area:</b>	11,288 SF (0.26 acres)	<b>Total Bldg. Area (gross):</b>	9,300 SF

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



Project Location Map

**A. EXHIBITS:** If the exhibit is more than five pages the first page is included as an attachment to the report and the full exhibit can be made available upon request.

- Exhibit 1: Environmental Review Committee & Administrative Site Plan Report
- Exhibit 2: Neighborhood Detail Map
- Exhibit 3: Site Plan
- Exhibit 4: Landscape Plan
- Exhibit 5: Building Elevations (North and South/East and West)
- Exhibit 6: Level 2 Floor Plan – Demolition
- Exhibit 7: Level 2 Floor Plan – New Construction
- Exhibit 8: Generalized Utilities Plan
- Exhibit 9: Construction Mitigation Statement
- Exhibit 10: Modification Justification
- Exhibit 11: Notice of Application and Proposed Determination of Non-Significance (DNS)
- Exhibit 12: Proof of Notice of Application Posting
- Exhibit 13: Environmental “SEPA” Determination
- Exhibit 14: 3D Renderings of 149 Park Avenue North Building
- Exhibit 15: Advisory Notes to Applicant

**B. GENERAL INFORMATION:**

- 1. **Owner(s) of Record:** Puget Sound Regional Services  
149 Park Avenue North, Renton, WA 98057
- 2. **Zoning Designation:** Commercial Arterial (CA)
- 3. **Comprehensive Plan Land Use Designation:** Commercial Corridor (CC)
- 4. **Existing Site Use:** Two-story building (offices on ground level and apartments on second level).
- 5. **Neighborhood Characteristics:**
  - a. **North:** Residential-10 (R-10) zone – Apartment
  - b. **East:** Commercial Arterial (CA) zone – Medical/Dental Office
  - c. **South:** Commercial Arterial (CA) zone – Single Family
  - d. **West:** Residential-8 (R-8) zone – Single Family
- 6. **Site Area:** 11,288 SF (0.26 Acres)

**C. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5099	11/01/2004
Zoning	N/A	5100	11/01/2004
Annexation 09	N/A	156	05/23/1909

**D. PUBLIC SERVICES:**

**1. Existing Utilities**

- a. Water: Water service will be provided by City of Renton. There is an existing 1.5-inch water meter serving the building.
- b. Sewer: Sewer service will be provided by City of Renton. There is an 8-inch sewer main in Main Ave South. The existing building is connected to sewer in Main Ave South (*Exhibits 8 & 15*).
- c. Surface/Storm Water: There is a 12-inch storm conveyance system across the street in Main Ave South.

**2. Streets**: East: Park Avenue North; North: N 2<sup>nd</sup> Street; and West: alley

**3. Fire Protection**: City of Renton Fire Department (*Exhibit 15*).

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

**1. Chapter 2 Zoning Districts – Uses and Standards**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
- c. Section 4-2-120: Commercial Development Standards

**2. Chapter 3 Environmental Regulations and Overlay Districts**

- a. Section 4-3-100: Urban Design Regulations

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

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

- a. Section 4-6-060: Street Standards

**5. Chapter 9 Permits – Specific**

- a. Section 4-9-200: Site Plan Review
- b. Section 4-9-250: Variances, Waivers, Modifications, and Alternates

**6. Chapter 11 Definitions**

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

- 1. Land Use Element (Amended 2011)
- 2. Community Design Element (Amended 2011)

**G. ENVIRONMENTAL REVIEW**

In compliance with RCW 43.21C.240, the following environmental “SEPA” review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

**1. Environmental Threshold Determination**

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

**Issue a DNS with a 14-day Appeal Period.**

## 2. Mitigation Measures

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None

## 3. Environmental Impacts

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*The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:*

### a. Earth

**Impacts:** The ground surface of the subject site is flat. The 11,288 square foot site is improved with paved surface parking, a two-story building with general office space on the lower floor and five (5) apartment units on the upper floor, and 510 square feet of landscaping. The existing building footprint is 4,575 square feet or 40.5% of the lot. The site's steepest slope is approximately 2 to 5 percent. The existing impervious surface runoff is collected in a catch basin within the drive aisle and conveyed in a piped conveyance system to Park Ave N to the east (*Exhibit 8*); impervious surfaces would be roughly 95.5%.

No site excavation work or filling of soil or any changes to the existing drainage is proposed by the applicant. The building will be required to undergo upgrades to the existing structure including: seismic upgrades, fire alarm system and fire sprinkler system throughout the building.

Site grading and/or excavation is not required under the scope of the work. The only construction activity affecting soil will be landscape work occurring in existing planting beds and installation of 4 x 4 posts for the new refuse and recycling enclosure. This work will be completed by hand within 3 to 5 days to minimize potential impacts.

**Mitigation Measures:** No further mitigation recommended.

**Nexus:** Not applicable.

### b. Environmental Health

#### i. Environmental Health Hazards

**Impacts:** It is not anticipated that the project would not significantly impact environmental health. The applicant is proposing interior and exterior upgrades to the existing structure. The majority of the construction work, roughly 95%, will be interior tenant improvements to convert the interior space from apartments to second level offices. The tenants have already been relocated to other housing units.

**Mitigation Measures:** No further mitigation recommended.

**Nexus:** Not applicable.

#### ii. Noise

**Impacts:** During construction, equipment operation would temporarily increase noise levels in the vicinity of the project. Construction vehicles are required to have mufflers to reduce some of the temporary impact of construction noise. In addition, the applicant has indicated that the construction work hours will be restricted to the hours between seven o'clock (7:00) a.m. and six o'clock (6:00) p.m., Monday through Friday (with limited interior work on weekends). The proposed work hours meet or exceed the standard hours permitted by the City of Renton for commercial construction activities. 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 (*Exhibit 9*).

The project may result in long-term noise increases due to the vehicular activities associated with a change in use from 5 residential units to additional commercial office space development. The proposed construction dates are December 15, 2014 through April 30, 2015. The office use will maintain roughly 30 employees. The proposed site plan maintains keeping the trash receptacles and delivery areas in its current location off the alley, which is not 50 feet from residential development. The applicant is proposing to enclose the trash receptacles with a 6-foot high wood fence and a 30.6 square foot interior planter strip east of the trash enclosure to provide a landscape buffer from the urban parking lot. Moreover, the increase in noise is anticipated to be minimal based on the change in use and the existing traffic noise generated from Park Ave N and N 2<sup>nd</sup> St.

**Mitigation Measures:** No additional mitigation needed.

**Nexus:** Not applicable.

**c. Transportation**

**Impacts:** Access to the site is served via two locations, primary entrance from Park Ave N and a second access from the alley between N 2nd St and N 1st St. The access to Park Ave N allows for both left and right turning movements. Transit service is available on Park Ave N with bus stops located one block north and south.

The applicant is proposing to reduce the number of functional paved surface parking stalls from 18 to 17 stalls in order to serve the proposed change in land use. A surface bicycle rack is proposed near the mechanical equipment near the center of the building (*Exhibit 2*).

Trip Generation, 9<sup>th</sup> Edition, Institute of Transportation Engineers (ITE):

Use (Code)	Average Vehicle Trips Ends	Trip Generation (Average Rate)
Apartment (220)	Dwelling Units, Weekday, A.M. Peak Hour of Generator	0.55
Apartment (220)	Dwelling Units, Weekday, P.M. Peak Hour of Generator	0.67
General Office (710)	Employees, Weekday, A.M. Peak Hour	0.48
General Office (710)	Employees, Weekday, P.M. Peak Hour	0.46

The 9<sup>th</sup> Edition ITE Manual includes trip generation data that shows a reduction in the number of A.M. and P.M peak hour trips from apartment land use to general office land use. The conclusions drawn would be that the change in use would not create a significant adverse impact on traffic operations at or near the site, provided that the applicant provides Code required transportation impact fees.

**Mitigation Measures:** No further mitigation recommended.

**Nexus:** Not applicable.

**d. Fire & Police**

**Impacts:** Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development, subject to the condition that the applicant provides Code required improvements and fees.

**Mitigation Measures:** No further mitigation recommended.

**Nexus:** Not applicable.

#### 4. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant" (*Exhibit 15*).

✓ Copies of all Review Comments are contained in the Official File and are attached to this report.

#### H. ADMINISTRATIVE SITE PLAN REVIEW FINDINGS OF FACT:

1. The applicant, David Heinen, Barking Dog Design, is requesting Administrative Site Plan Review and Environmental "SEPA" Review for a change in land use from attached residential to general office use on the second floor.
2. The project renovation is primarily interior tenant improvements to convert the second floor from five (5) apartments to general office space. The second floor is rectangular in shape and measures 104'-5" by 42'-0" (4,385.5 square feet).
3. The 11,288 SF (0.26 acres) site, Parcel No. 722400-0100, is located within the Commercial Corridor (CC) land use designation and Commercial Arterial (CA) zoning classification as well as Urban Design District 'D'.
4. The subject property is located at the southwest corner of Park Avenue North and North 2nd Street.
5. The first floor of the building is used as general office space and is occupied by Puget Sound Regional Services. Upon completion of the change in land use and tenant improvements to the building, the entire building will be owner occupied.
6. The net floor area of Level 1 is 4,352 square feet and the net floor area of Level 2 is 3,958 square feet, for a combined net floor area of 8,310 square feet.
7. The proposed building height will remain at 18'-10".
8. The tenant improvement of the subject site includes the following: enclosure of an existing exterior stairway, shear wall upgrades to the exterior façades due to required seismic improvements to the building, new refuse and recycling enclosure, new roof top mechanical equipment and screening, landscaping upgrades, reduction of surface parking stalls by 5.5%, and a new 4" water line for a new fire sprinkler system under Park Ave N.
9. RMC 4-4-090 requires the applicant provide an onsite collection point for refuse and recyclables. The applicant is requesting a refuse and recycling enclosure location modification in order to allow the trash enclosure to be located closer than 50 feet from a residential development (*Exhibit 10*). The commercial trash containers are currently located in one of the existing parking stalls at the southwest corner of the lot.
10. The applicant is proposing to retain driveway access from Park Ave N as well as secondary access through the public alley between N 2nd St and N 1st St.
11. The site is bordered to the west and south by a single family residential, north by apartments, and east by a dental office.
12. The massing of the structure is most prominently visible from Park Ave N and North 2nd St (*Exhibit 14*).
13. The existing structure has a flat roof. As part of the tenant improvements, a new rooftop mechanical equipment and screening will be added. The screening will extend approximately 4 feet (4') above the surface of the rooftop.

14. Exterior building materials include hardiepanel siding, thermal break aluminum/glass storefront system, cedar trim, and enclosure of an existing exterior stairway with glass infill along Park Ave N (*Exhibit 5*). The siding will be used as seismic upgrades to the existing structure.
15. Exterior building colors will remain the same, and modification to the building façade will match the existing façade (*Exhibit 14*).
16. The primary building entrance will remain unchanged from the paved parking area. Pedestrian access from Park Ave N will also remain. The existing doors on N 2nd St and the alley will also remain unchanged (*Exhibit 3*).
17. The site is located within Aquifer Protection Area (APA) Zone 1, the Wellfield Capture Zones (one year, five year, and ten year) and the high seismic hazard area.
18. The ground surface of the site is flat.
19. The applicant is proposing to retain 17 surface parking stalls on the south half of the lot (*Exhibit 3*).
20. No trees are located on the site. Five mature ornamental plum trees are located in the planter strip on N 2nd Street. These street trees are diseased, decayed and hollow to various extents.
21. No site excavation work or changes to the existing drainage are proposed.
22. The conceptual landscape plan submitted with the application includes the installation of landscaping, primarily along the perimeters of the building. Vegetation proposed includes Buxus Sempervirens 'Suffruticosa' (Edging Boxwood), Buxus Sempervirens 'Graham Blandy' (Graham Blandy Columnar Boxwood), and Vinca Minor ground cover.
23. The Planning Division of the City of Renton received the above application for review on October 15, 2014 and accepted the application as complete on October 20, 2014. Notice of application was issued on October 20, 2014 (*Exhibits 11 & 12*). The project complies with the 120-day review period.
24. No public comments were received.
25. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on November 17, 2014, the City's Environmental Review Committee issued a Determination of Non-Significance (DNS) (*Exhibit 13*). A 14-day appeal period will commence with this Administrative Site Plan Review Decision on December 5, 2014 and end on December 19, 2014.
26. 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 have been incorporated into the appropriate sections of this report and the Departmental Recommendation (*Exhibit 15*).
27. The proposal requires Site Plan Review. The following table contains project elements intended to comply with Site Plan Review decision criteria, as outlined in RMC 4-9-200E:

**SITE PLAN REVIEW CRITERIA:**

**a. COMPREHENSIVE PLAN COMPLIANCE AND CONSISTENCY:**

The site is designated Commercial Corridor (CC) on the Comprehensive Plan Land Use Map. The purpose of CC is to evolve from "strip commercial" linear business districts to business areas characterized by enhanced site planning incorporating efficient parking lot design, coordinated access, amenities, and boulevard treatment. **The proposal is compliant with the following Comprehensive Plan policies:**

✓

**Objective LU-AAA:** Create opportunities for intensive office uses in portions of Commercial Corridor designations including a wide range of business, financial, and professional services supported by service and commercial/retail activities.

✓	<b>Policy LU-262.</b> Support the redevelopment of commercial business districts located along principal arterials in the City.
✓	<b>Policy LU-266.</b> Development within defined activity nodes should be subject to additional design guidelines as delineated in the development standards.

**b. ZONING COMPLIANCE AND CONSISTENCY:**

The subject site is classified **Commercial Arterial (CA)** on the City of Renton Zoning Map. The following development standards are applicable to the proposal:

**Density:** Per RMC 4-2-120A the allowed density range in the CA zoning classification is a minimum of 20 dwelling units per net acre (du/ac) up to a maximum of 60 du/ac. Net density is calculated after public rights-of-way, private access easements, and critical areas are deducted from the gross acreage of the site.

Not applicable.

**Lot Dimensions:** Per RMC 4-2-120A the minimum lot size, in the CA zone, is 5,000 square feet.

Not applicable.

**Setbacks:** Per RMC 4-2-120A the CA zoning classification requires a minimum front yard setback of 10 feet which may be reduced to zero feet during the site plan development review process, provided blank walls are not located within the reduced setback. There is a maximum front yard setback of 15 feet. The CA zone has no rear or side yard setback except 15 feet if lot abuts or is adjacent to a residential zone.

The following table contains setbacks for the existing structure (*Exhibit 3*):

East Front Yard Setback (Park Ave N)	North Front Yard Setback (N 2 <sup>nd</sup> St)	West Side Yard Setback (Alley)	South Side Yard Setback
0'	0'	2'-8"	40'-4"

The tenant improvements comply with the setback requirements of the zone for legally established nonconforming structures. Per RMC 4-10-050A.2 any legally established nonconforming structure may remain, although such structure does not conform with the provisions of the Renton Municipal Code; provided, that the structure is kept in a safe and secure condition.

**Building Height:** Per RMC 4-2-120A building height is restricted to 50 feet unless a conditional use permit is obtained.

The height of the proposed structure would be 18'-10" in height (*Exhibit 5*). The proposal complies with the height requirements of the zone.

**Building Standards:** Per RMC 4-2-120A the allowed lot coverage is 65 percent for proposals within the CA classification.

The existing general office building has a footprint size of 4,575 square feet and has a lot coverage of 40.5% (4,575 sf / 11,288 sf = 40.5%). As such, the project would be in compliance with the maximum building coverage standards.

**Landscaping:** Per RMC 4-4-070 ten feet of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways or those projects with reduced setbacks.

A conceptual landscape plan was submitted with the project application (*Exhibit 4*). The landscape plan includes a planting plan; the proposed species largely consist of Buxus Sempervirens 'Suffruticosa' (Edging Boxwood), Buxus Sempervirens 'Graham Blandy' (Graham Blandy Columnar Boxwood), and Vinca

Minor ground cover.

The applicant is proposing 12 Vinca Minor ground cover plants per tree square in a triangular pattern with spacing at 9 feet (9') in any given direction within the existing tree spaces. Organic mulch is proposed to a depth of 8" (or as necessary not to destroy existing tree roots and provide 2"-3" layer of organic mulch top-dressing). The right-of-way planter strip on North 2nd Street is missing two of the identified seven mature ornamental plum trees on North 2nd Street (*Exhibit 4*). Additionally there is an existing grate and frame on Park Ave N that is missing a tree.

There is a 2'-4" landscaping strip on N 2nd St, back of sidewalk, that will be retained with Vinca Minor ground cover (230 square feet). There is also a 2'-8" landscaping strip along the alley, on the west side of the building, which will retain the existing Vinca Minor ground cover (60 square feet). Landscaping, in the amount of 202.4 square feet will be installed between the south facing elevation and the parking lot and portions of the west facing elevation and the alley. The proposed plants include 2-gallon (2-GAL) edging boxwood at 2'-0" on center. Mature height is 2 feet (2') with organic mulch around the roots to a depth of 1'-0". A total of six (6) square high glaze planter pots, measuring 3 feet (3') tall and 1'-4" wide, will be incorporated within the planter strips near the front entrance at the center of the parking lot. The glazed planters, along the front of the building, will also include using 2-gallon (2-GAL) edging boxwood shrubs. Street trees and ground cover are also required to be located within the right-of-way. No new street trees were proposed on the landscape plan.

Underground sprinkler systems are required to be installed and maintained for all landscaped areas. The sprinkler system shall provide full water coverage of the planted areas specified on the plan. The applicant will be required to submit a landscape maintenance surety device for a period of no less than three years in sufficient amount as determined by the Current Planning Project Manager prior to temporary occupancy permit.

A modification request was submitted with the project application materials, which included a justification in compliance with RMC 4-9-250D (*Exhibit 10*). The modification is required to comply with the following criteria: a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives; b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment; c. Will not be injurious to other property(ies) in the vicinity; d. Conforms to the intent and purpose of the Code; e. Can be shown to be justified and required for the use and situation intended; and f. Will not create adverse impacts to other property(ies) in the vicinity.

The existing building is located along the north and east property lines. The applicant is not proposing to increase the building footprint or increase the existing width of the landscape strip between the building and the public right-of-way on N 2nd St (*Exhibit 8*). No landscaping exists between the building and the sidewalk on Park Ave N. The remainder of the east property line consists of asphalt paving. The applicant contends that the paving is necessary to maintain the minimum required parking spaces. Alterations or small additions determined by the Community and Economic Development Administrator not to warrant improvements to the entire site can be exempt from landscaping requirements identified in RMC 4-4-070F. Staff concurs with the applicant that any replacement of parking spaces with landscaping would reduce the number of onsite parking stalls, creating a non-conformance as it pertains to the required number of onsite parking spaces per RMC 4-4-080 for general office use. The applicant is proposing additional landscaping in front of the building, approximately 1'-6", which will contribute towards meeting the landscaping requirement. The applicant is also proposing additional landscaping within the planter strips along the north and west sides of the building. The applicant is requesting a modification from providing additional landscaping between the refuse and recycling enclosure and the alley. The

reduction of the amount of onsite landscaping between the surface parking and the street (Park Ave N) and alley and the parking lot or refuse and recycling enclosure will not create adverse impacts to other properties in the vicinity. The landscape plan would provide visual relief, define areas of pedestrian circulation, and adds to the aesthetic enjoyment of the area. Underground sprinkler systems are required to be repaired or provided anew for all landscaped areas. The proposed irrigation system shall provide full water coverage of all planted areas specified on the plan. Therefore, staff recommends approval of the site plan and requested modification.

***Refuse and Recyclables:*** Per RMC 4-4-090 for retail/eating and drinking establishments a minimum of 5 square feet per every 1,000 square feet of building gross floor area shall be provided for recyclable deposit areas and a minimum of 10 square feet per 1,000 square feet of building gross floor area shall be provided for refuse deposit areas with a total minimum area of 100 square feet.

*Outdoor refuse and recyclables deposit areas and collection points shall not be located within fifty feet (50') of a property zoned RC, R-1, R-4, R-8, R-10, R-14, or RM, except by approval through the site development plan review process, or via the modification process if exempt from site development plan review.*

Based on the proposal for a gross building total of 9,300 square foot of general office space, a minimum area of 100 square feet of refuse and recycle area would be required. The applicant is proposing an area of 110.5 square feet, measuring 8'-7" deep and 12'-10" wide, with a 12'-0" wide gate on the north side of the enclosure. The enclosure would be constructed using 4 x 4 posts (painted 'smokescreen,' semi-gloss finish) and cedar fence assembly (1 x 4 tight knot cedar boards between posts, 1/2" air space between boards, stained boards cabot semi-solid stain 'beechwood gray').

A modification request was submitted with the project's site plan application materials, which included a justification in compliance with RMC 4-9-250D. The applicant's justification states that the location of the trash enclosure, directly off the alley, is less visually impactful than anywhere else on the site. In order to meet compliance with RMC 4-4-090, the outdoor refuse and recyclables deposit areas and collection points must not be located within fifty feet (50') of a residential property. Under the code, the applicant would be required to place the refuse and recyclables deposit area further east towards the main entrance of the building and within greater pedestrian and vehicular visibility from Park Ave N. The proposal includes enclosing the trash containers at their current location or where it currently exists. The alley location allows for easy and safe collection services, as the waste collection vehicles use the alley as the collection route. The applicant contends that the surrounding residential lots also use the alley for storing and collection of trash and recyclables. By placing the refuse and recyclables deposit area further from the alley, additional turning movements will be created for the garbage and recycling trucks, which will reduce efficiency and create additional vehicular conflicts onsite within the parking lot. The proposed modification would not create adverse impacts to other properties in the vicinity and the 6-foot tall wood enclosure would improve the existing aesthetics at the southwest property corner. Therefore, staff recommends approval of the requested location to allow the refuse and recycling enclosure to maintain its current location at the southwest corner of the lot.

The applicant is also requesting a modification to the urban design regulations for the requirement to provide a roof as part of a standard enclosure requirement per RMC 4-3-100E within the Urban Design 'D' Overlay District (*Exhibit 10*). The applicant contends that a higher, roofed structure would be more visually obtrusive for both the low-rise nature of the area as well as adjacent residential buildings. The applicant states that the existing and continued office use will not produce the type of trash (such as typical commercial district restaurant or grocery store use) that would require overhead or roofed structure to keep the birds out of the enclosure. The proposed trash enclosure, with three walls and a gate, meets the objectives and safety, function, appearance, environmental protection, and maintainability intended by the Code. The lack of roof would not create adverse impacts to other

properties in the vicinity and would reduce the size and appearance of the structure on the site. Therefore, staff recommends approval of the requested roof modification.

**Vehicles:** Per RMC4-2-120 a connection shall be provided for site-to-site vehicle access ways, where topographically feasible, to allow a smooth flow of traffic across abutting CA parcels without the need to use a street. Access may comprise the aisle between rows of parking stalls but is not allowed between a building and a public street.

This section of code is intended to provide vehicular connections to abutting commercial uses. The existing proposal is bordered by right-of-way to the north, east and west. An established single family use borders the parcel to the south. The existing vehicular connections to the right-of-ways are established and no additional vehicular connectivity or mitigation is required.

**Critical Areas:** There are no identified critical areas located on the site.

**Parking:** The parking regulations, RMC 4-4-080, require a specific number of off-street parking stalls be provided. The following ratios would be applicable to the site:

<u>Use</u>	<u>SF</u>	<u>Ratio</u>	<u>Required Spaces</u>
General Office	8,310	A minimum of 2.0 per 1,000 square feet of net floor area and a maximum of 4.5 parking spaces per 1,000 square feet of net floor area.	Min: 16.6 Max: 37.4

Based on these use requirements, a minimum of 17 parking spaces and a maximum of 38 stalls would be required in order to meet code. The applicant is proposing a total of 17 parking spaces with no change to the existing parking configuration. Therefore, the applicant is compliant with the parking stall requirement regulation of the code.

**Sidewalks, Pathways, and Pedestrian Easements:** Pedestrian sidewalks on Park Ave N and N 2nd St and a public alley between North 2nd Street and North 1st Street, provide for safe and efficient pedestrian access around the perimeter of the site. Internal pathways and private pedestrian connections function to provide safe and efficient pedestrian access throughout the site. The existing building's primary access is through the parking lot; however the building maintains a direct exit to all sides of the building.

The applicant is also proposing a new storefront system that encloses the existing open-air stairwell at the southeast corner of the building. No change to the stairway footprint is proposed. A covered concrete walkway serves as a direct connection between the asphalt parking lot and the south entrance (Exhibit 3).

**c. DESIGN REGULATION COMPLIANCE AND CONSISTENCY:** The site is located within Design District 'D'. To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity throughout the district. As demonstrated in the table below the proposal meets the intent of the Design Regulations on the basis of individual merit if all conditions of approval are met. Each standard is evaluated and shown with a check mark if compliant with the standard, "N/A" for not applicable to the proposal, and "Not compliant" where the standard is not met. Staff comments are provided following explanation of the standard being evaluated.

**i. SITE DESIGN AND BUILDING LOCATION:**

**Intent:** To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity.

<p><b>1. Building Location and Orientation:</b>  <i>Intent: To ensure visibility of businesses and to establish active, lively uses along sidewalks and pedestrian pathways. To organize buildings for pedestrian use and so that natural light is available to other structures and open space. To ensure an appropriate transition between buildings, parking areas, and other land uses; and increase privacy for residential uses.</i>  <i>Guidelines: Developments shall enhance the mutual relationship of buildings with each other, as well as with the roads, open space, and pedestrian amenities while working to create a pedestrian oriented environment. Lots shall be configured to encourage variety and so that natural light is available to buildings and open space. The privacy of individuals in residential uses shall be provided for.</i></p>	
✓	<p><b>Standard:</b> The availability of natural light (both direct and reflected) and direct sun exposure to nearby buildings and open space (except parking areas) shall be considered when siting structures.  <b>Staff Comment:</b> The existing building is located on the north side of the lot, which provides solar access throughout the site as well as the surrounding parcels. The existing building was designed to allow for adequate light and air circulation to the building and the site. The redesign of the structure would not result in excessive shading of the property. In addition, there is ample area surrounding the building to provide normal airflow.</p>
✓	<p><b>Standard:</b> Buildings shall be oriented to the street with clear connections to the sidewalk.  <b>Staff Comment:</b> The applicant proposes to provide additional street orientation to Park Ave N by providing a new storefront system that encloses the existing open-air stairwell at the southeast corner of the building.</p>
N/A	<p><b>Standard:</b> Buildings with residential uses located at the street level shall be set back from the sidewalk a minimum of ten feet (10') and feature substantial landscaping between the sidewalk and the building or have the ground floor residential uses raised above street level for residents privacy.</p>
<p><b>2. Building Entries:</b>  <i>Intent: To make building entrances convenient to locate and easy to access, and ensure that building entries further the pedestrian nature of the fronting sidewalk and the urban character of the district.</i>  <i>Guidelines: Primary entries shall face the street, serve as a focal point, and allow space for social interaction. All entries shall include features that make them easily identifiable while reflecting the architectural character of the building. The primary entry shall be the most visually prominent entry. Pedestrian access to the building from the sidewalk, parking lots, and/or other areas shall be provided and shall enhance the overall quality of the pedestrian experience on the site.</i></p>	
✓	<p><b>Standard:</b> A primary entrance of each building shall be located on the façade facing a street, shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human-scale elements.  <b>Staff Comment:</b> The existing building is proposing limited changes to the first floor level. The primary entrance of the existing building faces the parking lot. The proposal includes a new storefront system that encloses the existing open-air stairwell at the southeast corner of the building. The proposal has achieved locating a prominent exit on the façade facing the street. A building's scale refers to its perceived size in relation to a person (i.e., human scale) or neighboring structures (i.e., architectural scale). Examples of human-scaled architectural elements may include: windows, doors, porches, vestibules, stoops, awnings at entrance level, or other ground-level pedestrian amenities that help establish an inviting, pedestrian-oriented streetscape.</p>
✓	<p><b>Standard:</b> A primary entrance of each building shall be made visibly prominent by incorporating architectural features such as a façade overhang, trellis, large entry doors, and/or ornamental lighting.</p>

	<b>Staff Comment:</b> The existing building incorporates a roof overhang that serves as weather protection leading up to the front entrance.
N/A	<b>Standard</b> Building entries from a street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping and include weather protection at least four and one-half feet (4-1/2') wide (illustration below). Buildings that are taller than thirty feet (30') in height shall also ensure that the weather protection is proportional to the distance above ground level.
✓	<b>Standard:</b> Building entries from a parking lot shall be subordinate to those related to the street. <b>Staff Comment:</b> The tenant improvement is primarily limited to the second floor with minimal changes to the first floor. The existing entry from the parking lot will remain.
✓	<b>Standard:</b> Features such as entries, lobbies, and display windows shall be oriented to a street or pedestrian-oriented space; otherwise, screening or decorative features should be incorporated.
N/A	<b>Standard:</b> Multiple buildings on the same site shall direct views to building entries by providing a continuous network of pedestrian paths and open spaces that incorporate landscaping.
N/A	<b>Standard:</b> Ground floor residential units that are directly accessible from the street shall include entries from front yards to provide transition space from the street or entries from an open space such as a courtyard or garden that is accessible from the street.
<b>3. Transition to Surrounding Development:</b>	
<b>Intent:</b> To shape redevelopment projects so that the character and value of Renton's long-established, existing neighborhoods are preserved.	
<b>Guidelines:</b> Careful siting and design treatment shall be used to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk and scale.	
N/A	<b>Standard:</b> At least one of the following design elements shall be considered to promote a transition to surrounding uses: (a) Building proportions, including step-backs on upper levels; (b) Building articulation to divide a larger architectural element into smaller increments; or (c) Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development. Additionally, the Administrator of the Department of Community and Economic Development or designee may require increased setbacks at the side or rear of a building in order to reduce the bulk and scale of larger buildings and/or so that sunlight reaches adjacent and/or abutting yards.
<b>4. Service Element Location and Design:</b>	
<b>Intent:</b> To reduce the potential negative impacts of service elements (i.e., waste receptacles, loading docks) by locating service and loading areas away from high-volume pedestrian areas, and screening them from view in high visibility areas.	
<b>Guidelines:</b> Service elements shall be concentrated and located so that impacts to pedestrians and other abutting uses are minimized. The impacts of service elements shall be mitigated with landscaping and an enclosure with fencing that is made of quality materials.	
✓	<b>Standard:</b> Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent uses. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use. <b>Staff Comment:</b> New mechanical equipment with appropriate screening will be added to the roof in order to minimize the impacts on the pedestrian environment and adjacent uses.

✓	<p><b>Standard:</b> In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof and screened around their perimeter by a wall or fence and have self-closing doors.</p> <p><b>Staff Comment:</b> Within office developments, a minimum of two square feet per every 1,000 square feet of building gross floor area shall be provided for recyclables deposit areas, and a minimum of four square feet per 1,000 square feet of building gross floor area shall be provided for refuse deposit areas per RMC 4-4-090. In addition, as per RMC 4-4-090, a total minimum area of 100 square feet shall be provided for recycling and refuse deposit areas. The applicant is proposing a recycling and refuse enclosure with deposit area totaling 110.5 square feet. The applicant is also requesting to retain the existing location, near the alley, which is closer than 50 feet from a residential development. Staff recommends approval of the requested location to allow the refuse and recycling enclosure to maintain its current designated location at the southwest corner of the lot. The applicant has minimized the negative impacts of the trash receptacles by providing a refuse and recycling enclosure with a 6-foot high wood fence with a 12'-0" wide gate on the north side of the enclosure. Staff also recommends approval of the applicant's requested roof modification. See Refuse and Recycling discussion under Findings of Fact, Section 27.b for more information.</p>
✓	<p><b>Standard:</b> Service enclosures shall be made of masonry, ornamental metal or wood, or some combination of the three (3).</p> <p><b>Staff Comment:</b> See comment above.</p>
✓	<p><b>Standard:</b> If the service area is adjacent to a street, pathway, or pedestrian-oriented space, a landscaped planting strip, minimum 3 feet wide, shall be located on 3 sides of such facility.</p> <p><b>Staff Comment:</b> The applicant is proposing landscaping on the east side of the refuse and recycling enclosure with a 30.6 square foot interior planter strip east of the trash enclosure only. As such, the applicant would be requesting a modification from the standard to provide a minimum 3 feet wide landscaped planting strip on 3 sides of refuse and recycling facility (Exhibit 10). The proposed landscaping would provide visual relief, define areas of pedestrian circulation, and add to the aesthetic enjoyment of the area year-round. Staff recommends approval of the landscaping plan provided for the refuse and recycling facility; and that by providing a 3-foot wide landscaped planting strip on the east side of the facility, the applicant will be able to meet the minimum off-street parking stall requirement and maintain the 2-way drive aisle width in the parking lot.</p>
<p><b>5. Gateways:</b> Not applicable.</p>	
<p><b>ii. PARKING AND VEHICULAR ACCESS:</b>  <b>Intent:</b> To provide safe, convenient access to the Urban Center and the Center Village; incorporate various modes of transportation, including public mass transit, in order to reduce traffic volumes and other impacts from vehicles; ensure sufficient parking is provided, while encouraging creativity in reducing the impacts of parking areas; allow an active pedestrian environment by maintaining contiguous street frontages, without parking lot siting along sidewalks and building facades; minimize the visual impact of parking lots; and use access streets and parking to maintain an urban edge to the district.</p>	
<p><b>1. Surface Parking:</b>  <b>Intent:</b> To maintain active pedestrian environments along streets by placing parking lots primarily in back of buildings.  <b>Guidelines:</b> Surface parking shall be located and designed so as to reduce the visual impact of the parking area and associated vehicles. Large areas of surface parking shall also be designed to accommodate future infill development.</p>	
✓	<p><b>Standard:</b> Parking shall be located so that no surface parking is located between a building and the front property line, or the building and side property line, on the street side of a</p>

	<p>corner lot.</p> <p><b>Staff Comment:</b> The applicant is proposing to retain the existing parking stalls with limited changes to landscaping and impervious surface areas. Alterations or small additions determined by the Community and Economic Development Administrator not to warrant improvements to the entire site can be exempt from landscaping requirements identified in RMC 4-4-070F. Staff recommends approval of the requested modification such that the project be exempt from the parking lot screening requirement on the street side of the corner lot given the size and nature of the tenant improvement project.</p>
✓	<p><b>Standard:</b> Parking shall be located so that it is screened from surrounding streets by buildings, landscaping, and/or gateway features as dictated by location.</p> <p><b>Staff Comment:</b> See comment above.</p>
<p><b>2. Vehicular Access:</b></p> <p><b>Intent:</b> To maintain a contiguous and uninterrupted sidewalk by minimizing, consolidating, and/or eliminating vehicular access off streets.</p> <p><b>Guidelines:</b> Vehicular access to parking garages and parking lots shall not impede or interrupt pedestrian mobility. The impacts of curb cuts to pedestrian access on sidewalks shall be minimized.</p>	
✓	<p><b>Standard:</b> Access to parking lots and garages shall be from alleys, when available. If not available, access shall occur at side streets.</p> <p><b>Staff Comment:</b> The applicant is proposing to retain access from the alley and the driveway approach on Park Ave N. Interior remodels of any value not involving a building addition are exempt from street standards per RMC 4-6-060D.</p>
✓	<p><b>Standard:</b> The number of driveways and curb cuts shall be minimized, so that pedestrian circulation along the sidewalk is minimally impeded.</p> <p><b>Staff Comment:</b> No new driveways or curb cuts are proposed as part of the tenant improvement project.</p>
<p><b>iii. PEDESTRIAN ENVIRONMENT:</b></p> <p><b>Intent:</b> To enhance the urban character of development in the Urban Center and the Center Village by creating pedestrian networks and by providing strong links from streets and drives to building entrances; make the pedestrian environment safer and more convenient, comfortable, and pleasant to walk between businesses, on sidewalks, to and from access points, and through parking lots; and promote the use of multi-modal and public transportation systems in order to reduce other vehicular traffic.</p>	
<p><b>1. Pedestrian Circulation:</b></p> <p><b>Intent:</b> To create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment.</p> <p><b>Guidelines:</b> The pedestrian environment shall be given priority and importance in the design of projects. Sidewalks and/or pathways shall be provided and shall provide safe access to buildings from parking areas. Providing pedestrian connections to abutting properties is an important aspect of connectivity and encourages pedestrian activity and shall be considered. Pathways shall be easily identifiable to pedestrians and drivers.</p>	
✓	<p><b>Standard:</b> A pedestrian circulation system of pathways that are clearly delineated and connect buildings, open space, and parking areas with the sidewalk system and abutting properties shall be provided.</p> <p>(a) Pathways shall be located so that there are clear sight lines, to increase safety.</p> <p>(b) Pathways shall be an all-weather or permeable walking surface, unless the applicant can demonstrate that the proposed surface is appropriate for the anticipated number of users and complementary to the design of the development.</p> <p><b>Staff Comment:</b> The applicant is not proposing any modifications to the existing pedestrian circulation. The existing pathways along the public right-of-ways are clearly delineated. The applicant will also maintain the existing 6-foot wide covered walkway on the west side of</p>

	the first floor lobby leading to the main entrance.
✓	<p><b>Standard:</b> Pathways within parking areas shall be provided and differentiated by material or texture (i.e., raised walkway, stamped concrete, or pavers) from abutting paving materials. Permeable materials are encouraged. The pathways shall be perpendicular to the applicable building façade and no greater than one hundred fifty feet (150') apart.</p> <p><b>Staff Comment:</b> See comment above.</p>
✓	<p><b>Standard:</b> Sidewalks and pathways along the facades of buildings shall be of sufficient width to accommodate anticipated numbers of users. Specifically:</p> <p>(a) Sidewalks and pathways along the facades of mixed use and retail buildings 100 or more feet in width (measured along the facade) shall provide sidewalks at least 12 feet in width. The walkway shall include an 8 foot minimum unobstructed walking surface.</p> <p>(b) Interior pathways shall be provided and shall vary in width to establish a hierarchy. The widths shall be based on the intended number of users; to be no smaller than five feet (5') and no greater than twelve feet (12').</p> <p>(c) For all other interior pathways, the proposed walkway shall be of sufficient width to accommodate the anticipated number of users.</p> <p><b>Staff Comment:</b> See comment above.</p>
N/A	<b>Standard:</b> Mid-block connections between buildings shall be provided.
<p><b>2. Pedestrian Amenities:</b></p> <p><b>Intent:</b> To create attractive spaces that unify the building and street environments and are inviting and comfortable for pedestrians; and provide publicly accessible areas that function for a variety of activities, at all times of the year, and under typical seasonal weather conditions.</p> <p><b>Guidelines:</b> The pedestrian environment shall be given priority and importance in the design of projects. Amenities that encourage pedestrian use and enhance the pedestrian experience shall be included.</p>	
✓	<p><b>Standard:</b> Architectural elements that incorporate plants, particularly at building entrances, in publicly accessible spaces and at facades along streets, shall be provided.</p> <p><b>Staff Comment:</b> The conceptual landscape plan submitted with the application includes the installation of landscaping along the perimeters of the building with Buxus Sempervirens 'Suffruticosa' (Edging Boxwood), Buxus Sempervirens 'Graham Blandy' (Graham Blandy Columnar Boxwood), and Vinca Minor ground cover.</p>
✓	<p><b>Standard:</b> Amenities such as outdoor group seating, benches, transit shelters, fountains, and public art shall be provided.</p> <p>(a) Site furniture shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.</p> <p>(b) Site furniture and amenities shall not impede or block pedestrian access to public spaces or building entrances.</p> <p><b>Staff Comment:</b> The applicant has not provided evidence of an amenity that meets the description of the section. Therefore, staff recommends as a condition of approval, the applicant submit a detailed amenity plan for the site. The amenity shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.</p>
Partially Compliant	<p><b>Standard:</b> Pedestrian overhead weather protection in the form of awnings, marquees, canopies, or building overhangs shall be provided. These elements shall be a minimum of 4.5 feet wide along at least seventy 75 percent of the length of the building facade facing the street, a maximum height of 15 feet above the ground elevation, and no lower than 8 feet above ground level.</p> <p><b>Staff Comment:</b> The existing overhead weather protection within the interior of the site, leading up to the main entrance, is completed by a building overhang from the lobby and conference room. The tenant improvement enclosure of an existing exterior stairway with</p>

	<p>glass infill along Park Ave N will include an alcove with covering generated from the second floor. No additional weather protection along Park Ave N has been proposed by the applicant. The applicant can achieve compliance with the intent and guideline of this standard provided a canopy or awning is added to the east elevation that is a minimum of 4.5 feet wide, a maximum height of 15 feet above the ground elevation, and no lower than 8 feet above ground level. Staff recommends, as condition of approval, the applicant submit a revised east exterior elevation detail that adds an awning or canopy above the alcove. This weather protection element must be at least four and one-half feet (4-1/2') wide, a maximum height of 15 feet above the ground elevation, and no lower than 8 feet above ground level. The revised elevation shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval. If this condition of approval is met, the proposal would satisfy this standard.</p>
<p><b>iv. RECREATION AREAS AND COMMON OPEN SPACE:</b>                  Not applicable.</p>	
<p><b>v. BUILDING ARCHITECTURAL DESIGN:</b>  <i>Intent: To encourage building design that is unique and urban in character, comfortable on a human scale, and uses appropriate building materials that are suitable for the Pacific Northwest climate. To discourage franchise retail architecture.</i></p>	
<p><b>1. Building Character and Massing:</b>  <i>Intent: To ensure that buildings are not bland and visually appear to be at a human scale; and ensure that all sides of a building, that can be seen by the public, are visually interesting.</i>  <i>Guidelines: Building facades shall be modulated and/or articulated to reduce the apparent size of buildings, break up long blank walls, add visual interest, and enhance the character of the neighborhood. Articulation, modulation, and their intervals should create a sense of scale important to residential buildings.</i></p>	
<p>✓</p>	<p><b>Standard:</b> All building facades shall include modulation or articulation at intervals of no more than forty feet (40').  <b>Staff Comment:</b> The building exterior will remain largely unchanged except the applicant is proposing minor exterior building changes that will include the enclosure of an existing exterior stairway with glass infill along Park Ave N and enclosure of four existing windows along the south facing façade as a result of the required seismic improvements to the building. An additional pedestrian covering along the east elevation, near the alcove exit area, will ensure that the building meets the intent of the building architectural design by better appealing to the visual interest at the human scale.</p>
<p>N/A</p>	<p><b>Standard:</b> Modulations shall be a minimum of two feet (2') deep, sixteen feet (16') in height, and eight feet (8') in width.</p>
<p>N/A</p>	<p><b>Standard:</b> Buildings greater than one hundred sixty feet (160') in length shall provide a variety of modulations and articulations to reduce the apparent bulk and scale of the facade; or provide an additional special feature such as a clock tower, courtyard, fountain, or public gathering area.</p>
<p><b>2. Ground-Level Details:</b>  <i>Intent: To ensure that buildings are visually interesting and reinforce the intended human-scale character of the pedestrian environment; and ensure that all sides of a building within near or distant public view have visual interest.</i>  <i>Guidelines: The use of material variations such as colors, brick, shingles, stucco, and horizontal wood siding is encouraged. The primary building entrance should be made visibly prominent by incorporating architectural features such as a facade overhang, trellis, large entry doors, and/or ornamental lighting (illustration below). Detail features should also be used, to include things such as decorative entry paving, street furniture (benches, etc.), and/or public art.</i></p>	

✓	<p><b>Standard:</b> Human-scaled elements such as a lighting fixture, trellis, or other landscape feature shall be provided along the facade's ground floor.</p> <p><b>Staff Comment:</b> The applicant has added additional landscaping along the façade's ground floor in order to provide human-scaled elements to the building.</p>
<b>Compliant with Guideline</b>	<p><b>Standard:</b> On any façade visible to the public, transparent windows and/or doors are required to comprise at least 50 percent of the portion of the ground floor facade that is between 4 feet and 8 feet above ground (as measured on the true elevation).</p> <p><b>Staff Comment:</b> Other than the enclosure of the stairwell and the required seismic improvements to the building, no additions or improvements are proposed to the existing windows or doors. The applicant has achieved compliance with the intent and guideline of this standard.</p>
✓	<p><b>Standard:</b> Upper portions of building facades shall have clear windows with visibility into and out of the building. However, screening may be applied to provide shade and energy efficiency. The minimum amount of light transmittance for windows shall be 50 percent.</p>
N/A	<p><b>Standard:</b> Display windows shall be designed for frequent change of merchandise, rather than permanent displays.</p>
N/A	<p><b>Standard:</b> Where windows or storefronts occur, they must principally contain clear glazing.</p>
<b>Compliant with Guideline</b>	<p><b>Standard:</b> Tinted and dark glass, highly reflective (mirror-type) glass and film are prohibited.</p> <p><b>Staff Comment:</b> The applicant is not proposing to change the exterior windows that contain tinted or dark glass as part of the tenant improvement. Minor exterior building changes will include the enclosure of an existing exterior stairway with thermal break aluminum/glass storefront system along Park Ave N and enclosure of four existing windows along the south facing façade as a result of the required seismic improvements to the building.</p>
✓	<p><b>Standard:</b> Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways are prohibited. A wall (including building facades and retaining walls) is considered a blank wall if:</p> <p>(a) It is a ground floor wall or portion of a ground floor wall over 6 feet in height, has a horizontal length greater than 15 feet, and does not include a window, door, building modulation or other architectural detailing; or</p> <p>(e) Any portion of a ground floor wall has a surface area of 400 square feet or greater and does not include a window, door, building modulation or other architectural detailing.</p>
✓	<p><b>Standard:</b> If blank walls are required or unavoidable, blank walls shall be treated with one or more of the following:</p> <p>(a) A planting bed at least five feet in width containing trees, shrubs, evergreen ground cover, or vines adjacent to the blank wall;</p> <p>(b) Trellis or other vine supports with evergreen climbing vines;</p> <p>(c) Architectural detailing such as reveals, contrasting materials, or other special detailing that meets the intent of this standard;</p> <p>(d) Artwork, such as bas-relief sculpture, mural, or similar; or</p> <p>(e) Seating area with special paving and seasonal planting.</p>
<p><b>3. Building Roof Lines:</b></p> <p><b>Intent:</b> To ensure that roof forms provide distinctive profiles and interest consistent with an urban project and contribute to the visual continuity of the district.</p> <p><b>Guidelines:</b> Building roof lines shall be varied and include architectural elements to add visual interest to the building.</p>	
✓	<p><b>Standard:</b> Buildings shall use at least one of the following elements to create varied and interesting roof profiles:</p> <p>(a) Extended parapets;</p> <p>(b) Feature elements projecting above parapets;</p>

	<p>(c) Projected cornices;                  (d) Pitched or sloped roofs                  (e) Buildings containing predominantly residential uses shall have pitched roofs with a minimum slope of one to four (1:4) and shall have dormers or interesting roof forms that break up the massiveness of an uninterrupted sloping roof.</p> <p><b>Staff Comment:</b> The applicant is not proposing to change the roof design as part of the tenant improvement.</p>
<p><b>4. Building Materials:</b>  <b>Intent:</b> To ensure high standards of quality and effective maintenance over time; encourage the use of materials that reduce the visual bulk of large buildings; and encourage the use of materials that add visual interest to the neighborhood.  <b>Guidelines:</b> Building materials are an important and integral part of the architectural design of a building that is attractive and of high quality. Material variation shall be used to create visual appeal and eliminate monotony of facades. This shall occur on all facades in a consistent manner. High quality materials shall be used. If materials like concrete or block walls are used they shall be enhanced to create variation and enhance their visual appeal.</p>	
✓	<p><b>Standard:</b> All sides of buildings visible from a street, pathway, parking area, or open space shall be finished on all sides with the same building materials, detailing, and color scheme, or if different, with materials of the same quality.</p>
✓	<p><b>Standard:</b> All buildings shall use material variations such as colors, brick or metal banding, patterns or textural changes.</p>
✓	<p><b>Standard:</b> Materials shall be durable, high quality, and consistent with more traditional urban development, such as brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass and cast-in-place concrete.</p>
N/A	<p><b>Standard:</b> If concrete is used, walls shall be enhanced by techniques such as texturing, reveals, and/or coloring with a concrete coating or admixture.</p>
N/A	<p><b>Standard:</b> If concrete block walls are used, they shall be enhanced with integral color, textured blocks and colored mortar, decorative bond pattern and/or shall incorporate other masonry materials.</p>
✓	<p><b>Standard:</b> All buildings shall use material variations such as colors, brick or metal banding, patterns, or textural changes.</p>
<p><b>vi. LIGHTING:</b>  <b>Intent:</b> To ensure safety and security; provide adequate lighting levels in pedestrian areas such as plazas, pedestrian walkways, parking areas, building entries, and other public places; and increase the visual attractiveness of the area at all times of the day and night.  <b>Guidelines:</b> Lighting that improves pedestrian safety and also that creates visual interest in the building and site during the evening hours shall be provided.</p>	
✓	<p><b>Standard:</b> Pedestrian-scale lighting shall be provided at primary and secondary building entrances. Examples include sconces on building facades, awnings with down-lighting and decorative street lighting.  <b>Staff Comment:</b> A lighting plan was not provided with the application. The site has existing lighting on the building and a street cobra head is located at the intersection.</p>
✓	<p><b>Standard:</b> Accent lighting shall also be provided on building facades (such as sconces) and/or to illuminate other key elements of the site such as gateways, specimen trees, other significant landscaping, water features, and/or artwork.</p>
✓	<p><b>Standard:</b> Downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075, Lighting, Exterior On-Site (i.e., signage, governmental flags, decorative lighting, right-of-way-lighting, etc.).</p>

**d. PLANNED ACTION ORDINANCE AND DEVELOPMENT AGREEMENT COMPLIANCE AND CONSISTENCY:**  
Not applicable.

**e. OFF-SITE IMPACTS:**

**Structures:** *Restricting overscale structures and overconcentration of development on a particular portion of the site.*

The subject site contains one two-story structure, built in 1959, along the northern portion of the site. The change in use would be considered an overconcentration of development of the site. The surrounding uses south of N 2nd St along Park Ave N are zoned CA and are similar in scale. The CA Zone provides for a wide variety of retail sales, services, and other commercial activities along high-volume traffic corridors.

**Circulation:** *Providing desirable transitions and linkages between uses, streets, walkways and adjacent properties.*

Pedestrian connections are provided from all sides of the building (*Exhibit 3*). The applicant is proposing to retain all transitions and linkages to the building. Interior remodels of any value, not involving a building addition, are exempt from making any street standard improvements (*Exhibit 15*).

**Loading and Storage Areas:** *Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties.*

The overall development would be screened via the landscaping required along the site frontages, where applicable and within the parking lot if the modifications and landscaping plans are complied with.

As part of the tenant improvements, a new rooftop mechanical equipment and screening will be added. The screening will extend approximately 4 feet (4') above the surface of the rooftop. The applicant has provided 3D renderings of the building, from various angles, in order to visualize the impacts of the proposed rooftop equipment and its screening (*Exhibit 14*).

The trash enclosure for the building would be located at the southwest corner of the site. The applicant's submittal includes the refuse and recyclable enclosure elevations (*Exhibit 3*). The enclosure would be constructed using 4 x 4 posts cedar fence assembly (1 x 4 tight knot cedar boards between posts, 1/2" air space between boards) with a 12-foot gate. Staff recommends a modification from locating the enclosure within 50 feet from residential development and a modification from the requirement to provide a roof.

**Views:** *Recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features.*

The existing site is relatively flat with limited vegetation and no large attractive natural features on or near the site for which to maintain visual accessibility. The existing height of the structure is appropriate for the situation. The addition of the new rooftop mechanical equipment and associated screening will have limited impacts on the surrounding properties.

**Landscaping:** *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.*

See Landscaping discussion under Findings of Fact, Section 27.b.

**Lighting:** *Designing and/or placing exterior lighting and glazing in order to avoid excessive brightness or glare to adjacent properties and streets*

As stated above, a lighting plan was not provided with the project materials. The site has existing lighting on the building and a street cobra head is located at the intersection. No additional lighting has been proposed.

**f. ONSITE IMPACTS:**

**Structure Placement:** Provisions for privacy and noise reduction by building placement, spacing and orientation.

The project is located in an area of commercial and residential uses. The surrounding parcels are zoned Commercial Arterial (CA), Residential-10 or Residential-8. The existing structure will retain its location and orientation (*Exhibit 3*). The applicant is proposing a total of 17 surface parking stalls. The building meets the front yard setbacks through site plan review and the legal nonconforming status for side yards due to the lot being adjacent to a residential zone.

All service elements have been located away from the pedestrian oriented spaces in order to minimize their impact on the pedestrian environment. The proposed change in use from residential to commercial use on the second level is anticipated to be compatible with future surrounding uses as permitted in the CA zone.

**Structure Scale:** 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.

The massing of the existing building is most prominently visible from Park Ave N and N 2nd St (*Exhibit 14*). The scale and bulk of the building is reduced through the use of differing materials on the building façades and landscaping. Building materials include hardiepanel siding, thermal break aluminum/glass storefront system, cedar trim, and enclosure of an existing exterior stairway with glass infill along Park Ave N.

The existing building footprint size is 4,575 square feet (sf) and has a lot coverage of 40.5% on the 11,288 square foot site. The proposed buildings comply with the size and bulk requirements of the CA zone. The existing building was designed appropriately to allow adequate light and air circulation to the buildings and the site. The design of the structures would not result in excessive shading of the property. In addition, there is ample area surrounding the building to provide normal airflow.

The primary building entrance will remain unchanged or via the paved parking lot. A secondary employee exit will also remain onto Park Ave N. The existing double doors on N 2nd St and again on the alley will also remain unchanged (*Exhibits 3, 5, 6 & 7*).

**Natural Features:** Protection of the natural landscape by retaining existing vegetation and soils, using topography to reduce undue cutting and filling, and limiting impervious surfaces.

The site does not contain any trees within the property limits. The applicant is proposing additional landscaping throughout the site in order to enhance the appearance and potentially reduce the amount of impervious surface area. The planter strip on N 2nd St is a conglomeration of asphalt, soil and five (5) mature ornamental plum trees that are diseased, decayed and hollow to various extents. Staff recommends, as a condition of approval, the applicant be required to remove the asphalt in the parking strip and replace the ornamental plum trees with 'Apollo' 3 sugar maple trees (no substitutes or exceptions), spaced 40 feet from the stop sign for the first tree, then two (2) more trees spaced at least 30 feet on-center. The applicant is proposing ground cover within a 4-foot by 4-foot square around the base of the existing trees. Staff recommends ground cover in the areas around the trees in lieu of mulch or a tree grate and frame, plus lawn in place of existing soil or asphalt. Staff recommends as a condition of approval that the applicant use at least 2-gallon (2-GAL) container shrubs at planting. The revised landscaping plant schedule and landscaping plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.

Site grading and/or excavation are not required under the scope of the work. The only construction activity proposed includes landscape work in existing planting beds, installation of 4 x 4 posts for the new refuse and recycling enclosure, and installation of a planter island near parking stall #17. This work will be

completed by hand within 3 to 5 days to minimize potential impacts. Staff recommends as a condition of approval that the applicant use a mixture of tree(s) and shrubs in the planter island. In addition, staff recommends planting a 1-1/2" to 2" caliper 'Vanessa' Persian Parrotia in the existing grate and frame on the Park Avenue side of the building (the tree that was there is missing). The revised landscaping plant schedule and landscaping plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.

**Landscaping:** *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.*

The landscaping is used to provide a transition between the existing development and the abutting properties or adjacent public spaces. Landscaping has been incorporated into the surface parking area, in the form of a planter island, and around the front of the building to soften the appearance of the parking area (*Exhibit 4*). The landscaping will provide shade and privacy where needed and will enhance the appearance of the site if all conditions of approval are complied with.

**g. ACCESS:**

**Location and Consolidation:** *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.*

The building has two existing points of access. One from the alley and a second from the existing driveway approach on Park Ave N. No additional ingress or egress curb cuts are proposed.

The proposed development is expected to maintain the safety and efficiency of pedestrian and vehicle circulation on the site if all conditions of approval are complied with.

**Internal Circulation:** *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.*

The internal circulation of the site will be maintained. Redevelopment of the site is primarily within the interior walls of the existing building. The site development would include a reduction in the number of stalls within the surface lot, which complies with the parking requirements for the proposed change of use. The applicant has proposed 90 degree head-in parking using a two way circulation pattern. A stall shall be a minimum of sixteen feet (16') for stalls designed at forty five degrees (45°) or greater. The applicant has sufficient area to provide a 24' drive aisle width and a 9' by 16' parking stall. Internal connections to the existing public sidewalk network and across the proposed drive aisle allow for an efficient and generally safe circulation system for a litany of transportation methods.

**Loading and Delivery:** *Separating loading and delivery areas from parking and pedestrian areas.*

There are no dedicated loading or delivery areas proposed onsite.

**Transit and Bicycles:** *Providing transit, carpools and bicycle facilities and access.*

Per RMC 4-4-080F.11 the number of bicycle parking spaces shall be 10% of the number of required off-street parking spaces. Based on the proposal, which requires a minimum of 17 vehicle parking stalls, 2 bicycle parking stalls are required to be provided. The applicant has provided information or depicted the general location of a bicycle rack on the south end of the mechanical equipment screening wall. Bicycle parking for office must provide for secure extended use and shall protect the entire bicycle and its components and accessories from theft and weather. Acceptable examples include bike lockers, bike check-in systems, in-building parking, and limited access fenced areas with weather protection.

Therefore, staff recommends the applicant revise the site plan to comply with the bicycle requirements or request a modification to the required bicycle parking spaces outlined in RMC 4-4-080F.11.

**Pedestrians:** *Providing safe and attractive pedestrian connections between parking areas, buildings, public sidewalks and adjacent properties.*

The existing sidewalks and landscaping within the right-of-way along N 2nd St and Park Ave N would be retained. Pedestrian connections to and from the site will be also be retained.

**h. OPEN SPACE:** *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.*

Not applicable.

**i. VIEWS AND PUBLIC ACCESS:** *When possible, providing view corridors to shorelines and Mt. Rainier, and incorporating public access to shorelines.*

The proposed structure would not block view corridors to shorelines or Mt. Rainier. The public access requirement is not applicable as the site is not adjacent to a shoreline.

**j. NATURAL SYSTEMS:** *Arranging project elements to protect existing natural systems where applicable.*

There are no natural systems located onsite with the exception of existing drainage flows identified in the generalized utilities plan (*Exhibit 8*).

**k. SERVICES AND INFRASTRUCTURE:** *Making available public services and facilities to accommodate the proposed use.*

**Police and Fire:** Fire and Police Department staff has indicated that their existing facilities are adequate to accommodate the subject proposal, provided the applicant provides Code required improvements and fees. Due to change in occupancy use, both an approved fire alarm and fire sprinkler system is required throughout the building. Separate plans and permits are required to be submitted to the Renton Fire Department for review and permitting. Fire alarm system shall be fully addressable and full detection is required. A direct outside door is required to the fire sprinkler riser control room. The threshold for fire sprinkler systems is 5,000 square feet and for fire alarm is 3,000 square feet.

**Parks and Recreation:** Alteration or replacement of an existing residential structure that does not create an additional dwelling unit or change the type of dwelling unit are exempt from Parks Impact Fees per RMC 4-1-190I.1.a.

**Drainage:** The existing site drains to a catch basin located in the parking lot. The runoff from the site drains to the east towards Park Ave North.

**Transportation:** The corner lot fronts onto Park Ave N, N 2nd St, and the public alley. The applicant is proposing to maintain all existing points of access. No street improvements or right-of-way dedication is required as part of the tenant improvement project.

A reduction in the number of parking stalls indicates that a transportation concurrency test is not required for the change in use.

In order to mitigate impacts on the City's street system, the applicant would be required to pay Transportation Impact Fees for any increase in vehicular trips. Credit would be given for the relocated residential units.

The 2014 rate for General office use is \$2.20 per square foot. The rate for the retail building could not be determined until specific uses are proposed. These fees are payable prior to issuance of the building permit.

**Schools:** Not applicable.

**Water:** A fire sprinkler system will be required by the fire department. A separate utility permit and separate plans will be required for the installation of the double detector check valve assembly for the fire sprinkler line.

Installation of a fire line water stub for the sprinkler system will be required to be connected to the existing 16-inch water main located on the east side of Park Ave N. The size of the fire sprinkler shall be determined by the fire sprinkler designer/contractor. A system development fee for the fire service will be based on the size of the fire line. A civil plan will need to be submitted for review with a construction permit application with the building permit submittal, since the fire line stub and location of the Double Detector Check Valve Assembly (DDCVA) was not shown on the utility plan. A system development fee for the fire service will be based on the size of the fire line.

The DDCVA shall be installed per the latest Department of Health "Approved List" of Backflow Prevention Devices. Location of device shall be shown on the civil plans and shall show note: "Separate plans and utility permit for DDCVA installation for Fire Sprinkler System will be required." DDCVA installations outside the building shall be in accordance with the City of Renton Standards. For DDCVA installations proposed to be installed inside the building, applicant shall submit a copy of the mechanical plan showing the location and installation of the backflow assembly. DDCVA shall be installed immediately after the pipe has passed through the building floor slab. Installation of devices shall be in the horizontal position only.

Hydrant(s) counted as fire protection will be required to be retrofitted with a 5" quick disconnect storz fitting if not already in place.

**I. PHASING:** The applicant is not requesting any additional phasing request.

#### **I. CONCLUSIONS:**

1. Based on analysis of probable impacts from the proposal, staff recommends that the responsible officials issue a Determination of Non-Significance (*Exhibits 11 & 13*).
2. The proposal complies with the Site Plan Review Criteria if all conditions of approval are met.
3. The proposal is compliant and consistent with the plans, policies, regulations and approvals.
4. Staff does not anticipate any adverse impacts on surrounding properties and uses as long as the conditions of approval are complied with.
5. The proposed use is anticipated to be compatible with existing and future surrounding uses as permitted in the CA zoning classification.
6. The scale, height and bulk of the proposed buildings are appropriate for the site.
7. Safe and efficient access and circulation has been provided for all users.
8. There are adequate public services and facilities to accommodate the proposed use.
9. The proposed location would not result in the detrimental overconcentration of a particular use within the City or within the immediate area of the proposed use. The proposed location is suited for the proposed change of use within the second floor of the building.

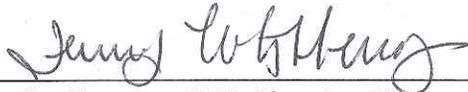
10. The tenant improvement project, which would replace five (5) apartments on the second floor, would not result in a substantial or undue adverse effect on adjacent properties.
11. Adequate parking for the proposed change in use have been provided.
12. The proposed site plan ensures safe movement for vehicles and pedestrians and has mitigated potential effects on the surrounding area if all conditions of approval are complied with.
13. The proposed development would not generate any long term harmful or unhealthy conditions. Potential noise, light and glare impacts from the proposed use have been evaluated and mitigated if all conditions of approval are complied with.
14. Landscaping has been provided in all areas not occupied by the building or paving. Additional landscaping has been provided in order to buffer adjacent properties from potentially adverse effects of the proposed change in use.
15. The subject project complies with the Comprehensive Plan designation of Commercial Corridor (CC) and the zoning designation of Commercial Arterial (CA) if all conditions of approval are satisfied.

#### **J. DECISION:**

The proposed Site Plan and Modification Requests for 149 Park Avenue North (Puget Sound Regional Services), File No. LUA14-001415, ECF, MOD, SA-A, are **approved** subject to the following conditions:

1. The applicant shall be required to provide an amenity such as outdoor group seating, benches, transit shelters, fountains, and public art with a detailed amenity plan for the site. The amenity shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
2. The applicant shall submit a revised east exterior elevation detail that adds an awning or canopy above the alcove. This weather protection element must be at least four and one-half feet (4-1/2') wide, a maximum height of 15 feet above the ground elevation, and no lower than 8 feet above ground level. The revised elevation shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
3. The applicant shall be required to remove the asphalt in the parking strip and replace the ornamental plum trees with 'Apollo' 3 sugar maple trees. Staff recommends ground cover in the areas around the trees in lieu of mulch or tree grate and frame and lawn in place of existing soil or asphalt. The applicant shall use at least 2-gallon (2-GAL) container shrubs at planting. The revised landscaping planting schedule and landscaping plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
4. The applicant shall be required to plant a 1-1/2" to 2" caliper 'Vanessa' Persian Parrotia in the existing grate and frame on the Park Avenue side of the building near parking stall #7. The revised landscaping planting schedule and landscaping plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
5. The applicant shall plant a mixture of tree(s) and shrubs in the planter island near surface parking stall #17. The revised landscaping planting schedule and landscaping plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.
6. The applicant shall be required to submit revised site plan to comply with the bicycle requirements, as outlined in RMC 4-4-080F.11, or receive an approved modification in accordance with the procedures and review criteria in RMC 4-9-250D, prior to building permit approval.

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



**Jennifer Henning, AICP, Planning Director  
Department of Community & Economic Development**

12-1-2014

**Date**

TRANSMITTED this 1<sup>st</sup> day of December, 2014 to the Contact/Applicant/Owner:

Property Owners:	Applicant/Contact:
Puget Sound Regional Services	David Heinen
149 Park Avenue North	Barking Dog Design
Renton, WA 98057	3722 West Armour Place
	Seattle, WA 98199

TRANSMITTED this 1<sup>st</sup> day of December, 2014 to the Parties of Record:

None

TRANSMITTED this 1<sup>st</sup> day of December, 2014 to the following:

C.E. "Chip" Vincent, CED Administrator  
Steve Lee, Development Engineering Manager  
Jan Conklin, Development Services  
Craig Burnell, Building Official  
Vanessa Dolbee, Current Planning Manager  
Fire Marshal  
Renton Reporter

**Land Use Action Appeals, Request for Reconsideration, & Expiration**

The Environmental Determination and the Administrative Site Development Plan Review decisions will become final if the decisions are not appealed within 14 days of the decision date.

**Environmental Determination Appeal:** Appeals of the environmental determination must be filed in writing to the Hearing Examiner on or before 5:00 p.m., December 19, 2014.

**Administrative Site Development Plan Approval Appeal:** Appeals of the administrative site development plan review decision must be filed in writing to the Hearing Examiner on or before 5:00 p.m. on December 19, 2014.

**APPEALS:** An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110 governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the \$250.00 application fee to Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

**RECONSIDERATION:** Within 14 days of the decision date, any party may request that a decision be reopened by the Administrator (Decision-maker). The Administrator (Decision-maker) 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 Administrator (Decision-maker) 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 timeframe.

**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.

**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.



1 Neighborhood Detail Map  
SCALE: 1" = 100'

# EXHIBIT 2

MARK	DATE	DESCRIPTION
1	10-13-14	PERMIT
2	11-11-14	REVISED
3	12-15-14	REVISED
4	01-22-15	REVISED
5	02-19-15	REVISED
6	03-19-15	REVISED
7	04-16-15	REVISED
8	05-13-15	REVISED
9	06-10-15	REVISED
10	07-08-15	REVISED
11	08-05-15	REVISED
12	09-02-15	REVISED
13	10-07-15	REVISED
14	11-04-15	REVISED
15	12-02-15	REVISED
16	12-30-15	REVISED
17	01-27-16	REVISED
18	02-24-16	REVISED
19	03-21-16	REVISED
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21	05-15-16	REVISED
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274	10-16-35	REVISED
275	11-13-35	REVISED
276	12-11-35	REVISED
277	01-08-36	REVISED
278	02-05-36	REVISED
279	03-04-36	REVISED
280	04-01-36	REVISED
281	05-01-36	REVISED
282	05-29-36	REVISED
283	06-26-36	REVISED
284	07-24-36	REVISED
285	08-21-36	REVISED
286	09-18-36	REVISED
287	10-16-36	REVISED
288	11-13-36	REVISED
289	12-11-36	REVISED
290	01-08-37	REVISED
291	02-05-37	REVISED
292	03-04-37	REVISED
293	04-01-37	REVISED
294	05-01-37	REVISED
295	05-29-37	REVISED
296	06-26-37	REVISED
297	07-24-37	REVISED
298	08-21-37	REVISED
299	09-18-37	REVISED
300	10-16-37	REVISED
301	11-13-37	REVISED
302	12-11-37	REVISED
303	01-08-38	REVISED
304	02-05-38	REVISED
305	03-04-38	REVISED
306	04-01-38	REVISED
307	05-01-38	REVISED
308	05-29-38	REVISED
309	06-26-38	REVISED
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315	12-11-38	REVISED
316	01-08-39	REVISED
317	02-05-39	REVISED
318	03-04-39	REVISED
319	04-01-39	REVISED
320	05-01-39	REVISED
321	05-29-39	REVISED
322	06-26-39	





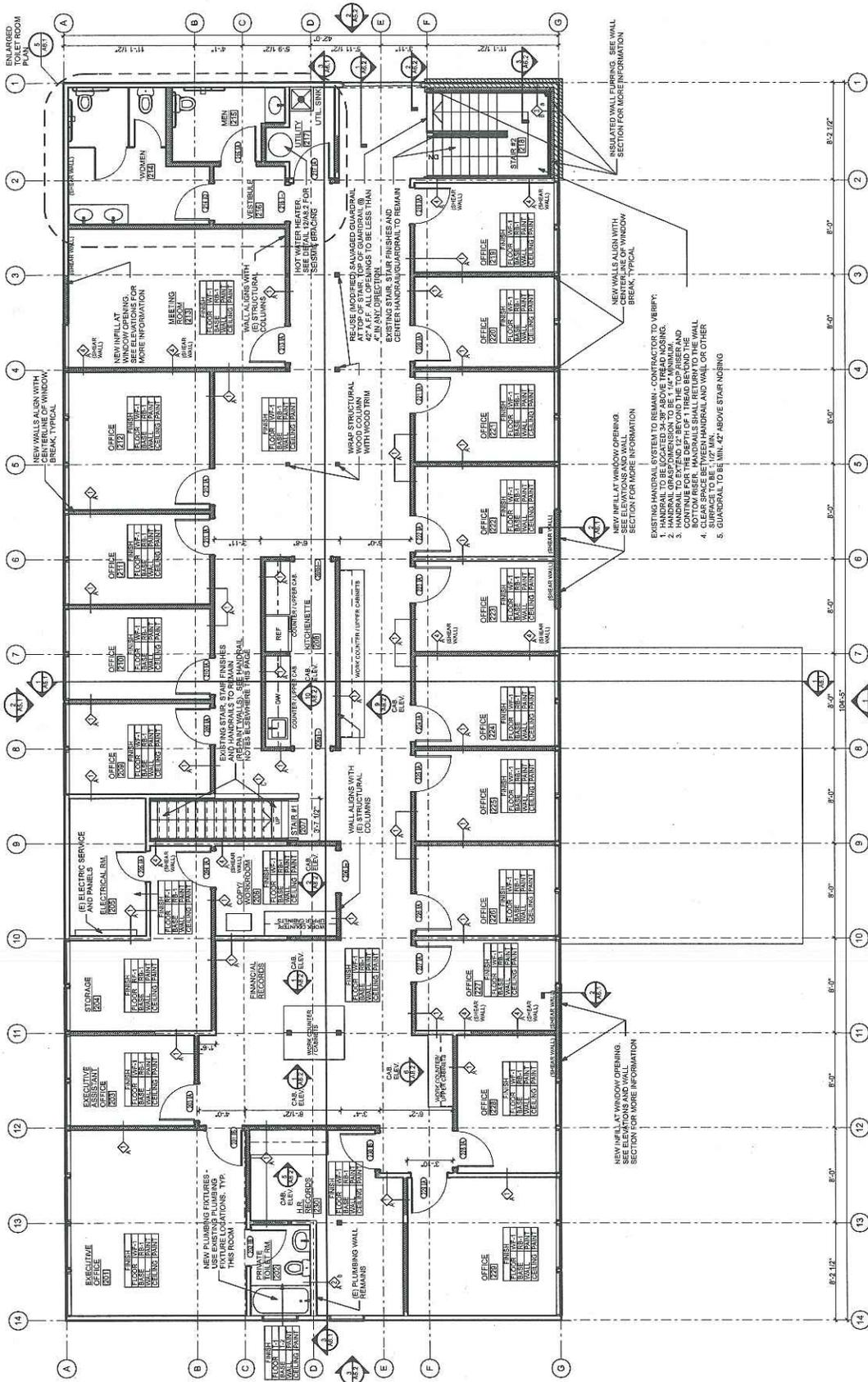




MARK	DATE	DESCRIPTION
10-13-14	PERMIT	
1/1		

PROJECT NO:	2014-06
MODEL FILE:	
DRAWN BY:	
CHK'D BY:	
COPYRIGHT	



**PORTABLE FIRE EXTINGUISHERS:**

1. PROVIDE (1) 10-LB. FOR EVERY 300 SF OF FLOOR AREA.
2. LOCATE SO THAT THE MAXIMUM TRAVEL DISTANCE BETWEEN EXTINGUISHERS DOES NOT EXCEED 75 FT.
3. EXTINGUISHERS SHALL BE LOCATED SO THAT THE TOP OF EXTINGUISHER DOES NOT EXCEED 5 FT AFF.

**General Notes**

- A. PROTECT EXISTING SURFACES DURING CONSTRUCTION.
- B. PATCH AND REPAIR AS REQUIRED TO MATCH ADJACENT SURFACES.
- C. DO NOT RANDOMLY UTILIZE OR MATERIALS WITHIN LEASE SPACE.
- D. COVER MECHANICAL, ELECTRICAL, AND PLUMBING OPENINGS BEFORE AND DURING CONSTRUCTION.

**Key to Symbols**

D/B REFER TO SHEET A/B FOR PARTITION DETAILS

(D/E) REFER TO SHEET A/B FOR DOOR, HARDWARE AND FINISH SCHEDULE

SEE DETAIL 11 FOR DOOR MAKE/WEAVING CLEARANCES

**SHADING INDICATES NEW WALLS**

Level 2 Floor Plan - New  
SCALE: 1/8" = 1'-0"

**EXHIBIT 7**

CONSULTANTS

PSRS Building  
 149 Park Avenue North  
 Renton, WA 98057

10-13-14 PERMIT

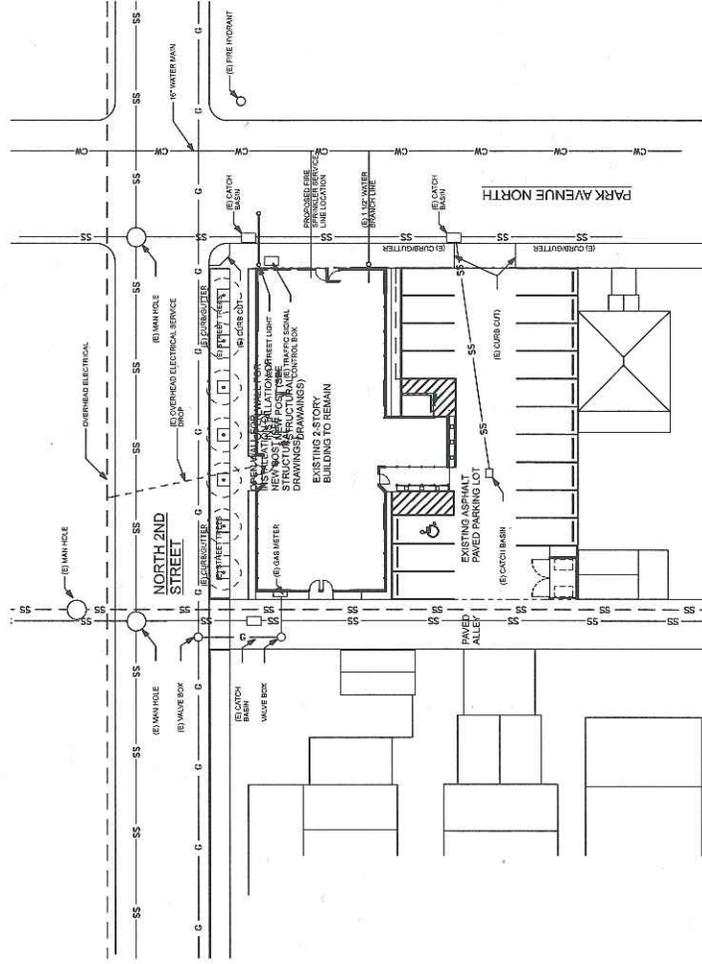
MARK DATE DESCRIPTION

PROJECT NO: 2014-05  
 MODEL FILE:  
 DRAWN BY:  
 CHKD BY:  
 COPYRIGHT

SHEET TITLE

Generalized Utilities  
 Plan

U-1



1 Site Utility Information (Generalized)  
 SCALE: 1" = 20'

**EXHIBIT 8**

# BARKING DOG DESIGN

ARCHITECTURE INTERIOR DESIGN FEASIBILITY STUDIES

3722 West Armour Place  
Seattle, WA 98199  
P: 206 331-2205  
F: 206 299-3116

**October 13, 2014**

## **149 Park Avenue North (Puget Sound Regional Services) Construction Mitigation Statement – PRE13-001533**

### Proposed Construction Dates:

- December 15, 2014 – April 30, 2014

### Typical Hours /Days of Operation

- Monday-Friday 7am – 6pm (with limited interior work on weekends)
- One weekend during project for installation of new rooftop mechanical units

### Proposed Hauling / Transportation routes

- Drop dumpsters (located in the existing site parking area) will be delivered via Park Avenue North. Park Avenue will be used for the haul-route
- Typical freight deliveries would occur via Park Avenue North (typical independent freight operators normal route)

### Measures to be implemented to minimize dust, traffic, transportation, erosion, mud, noise

- The majority of work will be interior tenant improvement (current owner/occupied tenant will continue business operations on the lower floor). Noise and dust impact will be minimal to non-existent to adjacent properties.
- No change occurs to the existing improved site. Site grading/excavation is not required under the scope of work. The only construction activity affecting soil/erosion/mud will be the landscape work occurring in existing planting beds and installation of 4 x 4 posts for the new dumpster enclosure. This will be accomplished through hand excavation. Both the dumpster project and landscaping projects will be completed within 3-5 days to minimize potential of mud/erosion
- Construction related traffic will consist of typical construction 'pick-up' trucks, passenger-type vans and small cube vans that can be accommodated within the existing parking lot/parking spaces. Demolition of interior walls and finishes will occur early in the project and will be disposed of using drop dumpsters located in the existing parking area. Pick up and delivery of the drop dumpsters will occur during weekdays between 9-5

### Special Work Hours (weekends/late nights):

- Some interior 'tenant improvement' work may occur on weekends between 8am - 5pm. Work vehicles would use the existing site parking lot. Work would be limited to the building interior with minimal to no noise/dust impacts to adjacent properties
- As noted above, new mechanical units would be installed during one weekend

### Traffic control:

- A new 4" water line is required for a new fire sprinkler line to the building. This line will be installed under Park Avenue from the water main under Park Avenue to the east (Park Avenue) side of the building
- Rooftop mechanical units will be installed via construction equipment located in the existing off-street parking lot – no street closure/traffic control will be required

**EXHIBIT 9**

**BARKING DOG DESIGN**  
ARCHITECTURE INTERIOR DESIGN FEASIBILITY STUDIES

3722 West Armour Place  
Seattle, WA 98199  
P: 206 331-2205  
F: 206 299-3116

**October 13, 2014**

**149 Park Avenue North (Puget Sound Regional Services)  
Modification Justification – PRE13-001533**

Requested modification:

1. Trash Enclosure Location – we are requesting the closure location be placed closer than 50' from a residential development and that the location be directly off the alley (where it currently exists)
  - The alley location is less visually impactful as any location 50' from a residential property would place the enclosure in clearer view of Park Avenue N and very close to the existing building entry
  - The alley location allows for easy service as the trash and recycle service vehicles use the alley for collection
  - The existing surrounding residential lots use the alleyway for storing and collection of trash and recyclables
2. Trash Enclosure Configuration – we are requesting a 6' high trash enclosure without a roof (roof is required per the Development standards for Commercial Zoning)
  - A 6' high enclosure would more closely match the existing residential fence heights and forms directly across the alley from the proposed location of the dumpster. We feel a higher, roofed structure would be more visually obtrusive for both the low-rise nature of the existing site building as well as adjacent residential buildings
  - The existing and continued office use will not produce the type of trash (such as typical commercial district restaurant or grocery store use) that would require overhead or roofed structure to keep the birds out of the enclosure
3. Planting – we are requesting reduction in minimum on site landscape strip along both North 2nd Street and Park Avenue North
  - The existing building is located along the property line at North 2<sup>nd</sup> Street
  - The existing building is located along the property line at Park Avenue North
  - Asphalt paving exists along the remainder of the Park Avenue North. This paving is required for site access and to accommodate the required parking. The proposed parking count and configuration remain unchanged under the proposed scope of work
  - We are proposing to provide vegetation per the Development Standards for Commercial Zoning for the existing planting beds



## NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

**DATE OF NOTICE OF APPLICATION:** October 20, 2014

**LAND USE NUMBER:** LUA14-001415, ECF, MOD, SA-A

**PROJECT NAME:** 149 Park Ave N. Building

**PROJECT DESCRIPTION:** The applicant proposes to remodel the second floor of a two-story building located at 149 Park Avenue North. The building is presently used for offices on the first floor and five (5) apartments on the second floor. The grade level will remain unchanged with current business/office use and the second level will be converted from existing apartments to office use. The existing building footprint size is 4,575 square feet and has a lot coverage of 42.3%. The parcel size is 11,288 square feet. The project is located in the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. Access to the site is from either Park Ave N or from the alley between North 2nd Street and North 1st Street. The subject site is located within the Aquifer Protection Zone and Seismic Hazard Area. The existing trees on N 2<sup>nd</sup> Street are proposed to be retained. The building exterior will remain largely unchanged except for enclosure of an existing exterior stairway with glass infill along Park Ave N and enclosure of four existing windows along the south facing façade due to the required seismic improvements to the building.

**PROJECT LOCATION:** 149 Park Ave N

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS):** As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely due to results from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS.

**PERMIT APPLICATION DATE:** October 15, 2014

**NOTICE OF COMPLETE APPLICATION:** October 20, 2014

**APPLICANT/PROJECT CONTACT PERSON:** David Heinen, Barking Dog Design, 3722 West Armour Pl., Seattle, WA 98199 / 206-283-6014

**Permits/Review Requested:** Environmental (SEPA) Review, Site Plan-Administrative

**Other Permits which may be required:** Building Permit, Construction Permit

**Requested Studies:** Parking Analysis

**Location where application may be reviewed:** Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: 149 Park Ave N / LUA14-001415, ECF, MOD, SA-A

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

**EXHIBIT 11**

**CONSISTENCY OVERVIEW:  
Land Use/Zoning/Overlay:**

The subject site is designated Commercial Corridor (CC) Land Use Designation on the City of Renton Comprehensive Land Use Map, Commercial Arterial (CA) Zoning Classification on the City's Zoning Map, and Urban Design District D Overlay District.

**Environmental Documents that  
Evaluate the Proposed Project:**

Environmental (SEPA) Checklist

**Development Regulations  
Used For Project Mitigation:**

The project will be subject to the City's SEPA ordinance, **RMC 4-2, 4-3, 4-4, 4-6, 4-9, and 4-11** and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on November 3, 2014. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

**CONTACT PERSON: Clark H. Close, Associate Planner; Tel: (425) 430-7289;  
Email: cclose@rentonwa.gov**

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





**NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)**

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) - Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

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**PROJECT LOCATION:** 149 Park Ave N

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS):** As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely due to results from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance (DNS). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS.

PERMIT APPLICATION DATE: October 15, 2014  
NOTICE OF COMPLETE APPLICATION: October 20, 2014  
APPLICANT/PROJECT CONTACT PERSON: David Heinen, Barking Dog Design, 3722 West Armour Pl, Seattle, WA 98199 / 206-283-6014  
Permits/Review Requested: Environmental (SEPA) Review, Site Plan-Administrative  
Other Permits which may be required: Building Permit, Construction Permit  
Requested Studies: Parking Analysis  
Location where application may be reviewed: Department of Community & Economic Development (CED) - Planning Division, Sixth Floor, Renton City Hall, 1055 South Grady Way, Renton, WA 98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED - Planning Division, 1055 So. Grady Way, Renton, WA 98057.  
Name/File No.: 149 Park Ave N / LUA14-001415, ECF, MOD, SA-A

NAME: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
TELEPHONE NO.: \_\_\_\_\_

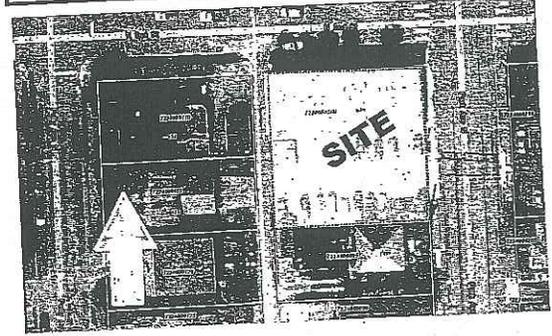
**CONSISTENCY OVERVIEW:**  
Land Use/Zoning/Overlay: The subject site is designated Commercial Corridor (CC) Land Use Designation on the City of Renton Comprehensive Land Use Map, Commercial Arterial (CA) Zoning Classification on the City's Zoning Map, and Urban Design District D Overlay District.

Environmental Documents that Evaluate the Proposed Project: Environmental (SEPA) Checklist  
Development Regulations Used For Project Mitigation: The project will be subject to the City's SEPA ordinance, RMC 4-2, 4-3, 4-4, 4-4, 4-9, and 4-11 and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED - Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on November 3, 2014. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

CONTACT PERSON: Clark H. Close, Associate Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



**CERTIFICATION**

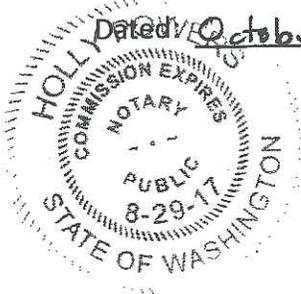
I, CLARK H. CLOSE, hereby certify that 3 copies of the above document were posted in 3 conspicuous places or nearby the described property on

Date: 10/20/14

Signed: Clark H. Close

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Clark H. Close signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.



Dated October 20, 2014  
Holly Powers  
Notary Public in and for the State of Washington

Notary (Print): Holly Powers  
just 29, 2017

**EXHIBIT 12**

**ENVIRONMENTAL (SEPA) DETERMINATION OF  
NON-SIGNIFICANCE (DNS)**

PROJECT NUMBER: LUA14-001415, ECF, MOD, SA-A  
APPLICANT: David Heinen, Barking Dog Design  
PROJECT NAME: 149 Park Avenue North (Puget Sound Regional Services)

PROJECT DESCRIPTION: The applicant proposes to remodel the second floor of a two-story building located at 149 Park Avenue North. The building is presently used for offices on the first floor and five (5) apartments on the second floor. The grade level will remain unchanged with current business/office use and the second level will be converted from existing apartments to office use. The existing building footprint size is 4,575 square feet (sf) and has a lot coverage of 40.5%. The parcel size is 11,288 sf. The project is located in the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. Access to the site is from either Park Ave N or from the alley between North 2nd Street and North 1st Street. The subject site is located within the Aquifer Protection Zone and Seismic Hazard Area. The existing trees on N 2nd Street are proposed to be retained. The building exterior will remain largely unchanged except for enclosure of an existing exterior stairway with glass infill along Park Ave N and enclosure of four (4) existing windows along the south facing façade due to the required seismic improvements to the building.

PROJECT LOCATION: 149 Park Avenue North (APN 722400-0100)  
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). The Determination of Non-Significance is issued under WAC 197-11-340. 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 December 19, 2014.** 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: **December 5, 2014**

DATE OF DECISION: December 1, 2014

SIGNATURES:

\_\_\_\_\_  
Gregg Zimmerman, Administrator  
Public Works Department

\_\_\_\_\_  
Date

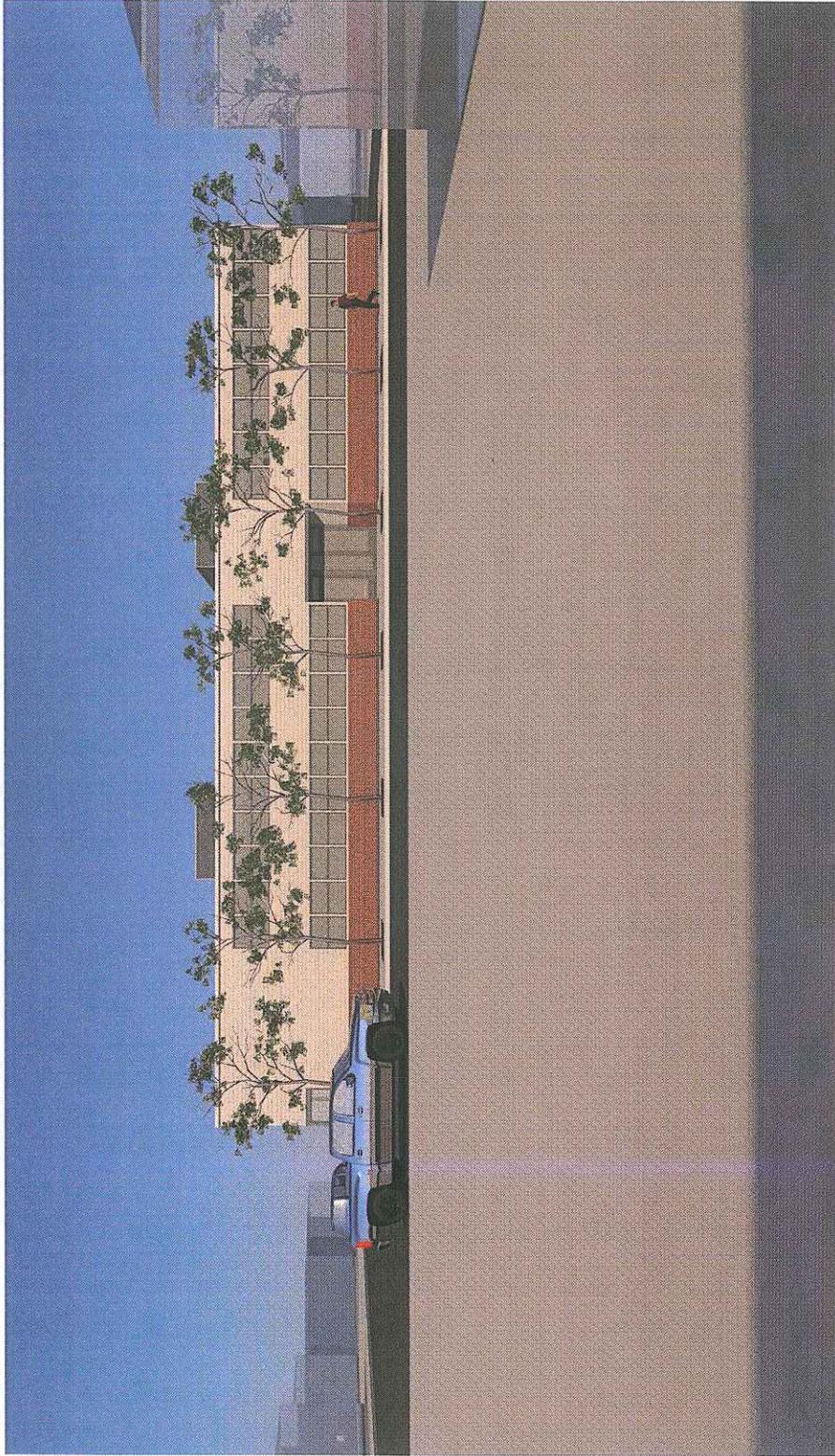
\_\_\_\_\_  
Mark Peterson, Administrator  
Fire & Emergency Services

\_\_\_\_\_  
Date

\_\_\_\_\_  
Terry Higashiyama, Administrator  
Community Services Department

\_\_\_\_\_  
C.E. "Chip" Vincent, Administrator  
Community &  
Development

\_\_\_\_\_  
Date



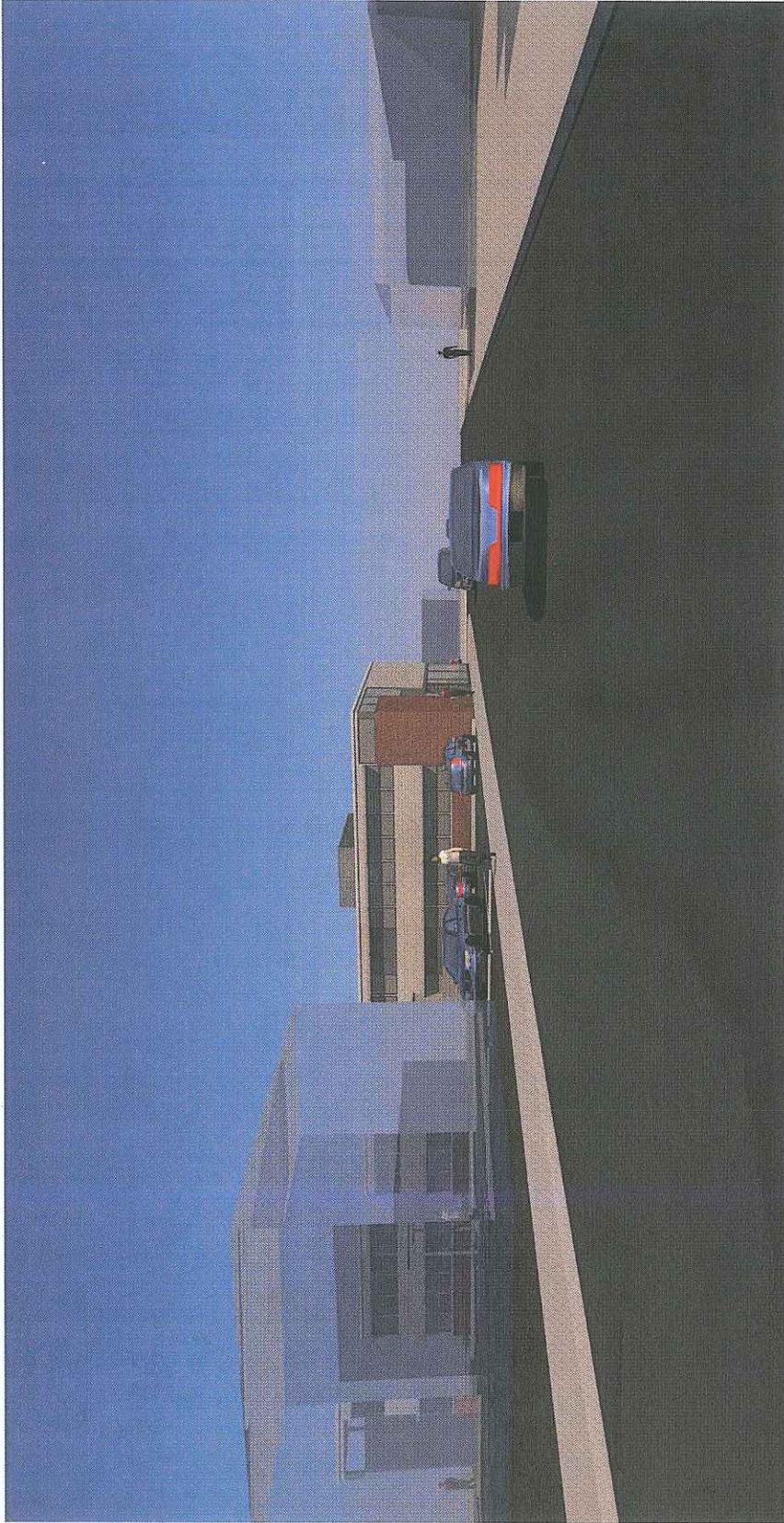
View Looking South (from North Apartment Building)

**BARKING DOG DESIGN**  
ARCHITECTURE INTERIOR DESIGN FEASIBILITY STUDIES  
3722 WEST ARMOUR PLACE  
RENTON, WA 98057  
PH: 206.298.0141  
F: 206.298.3116

PSRS Building  
149 Park Avenue North  
Renton, WA 98057

OCTOBER 23, 2014

**EXHIBIT 14**

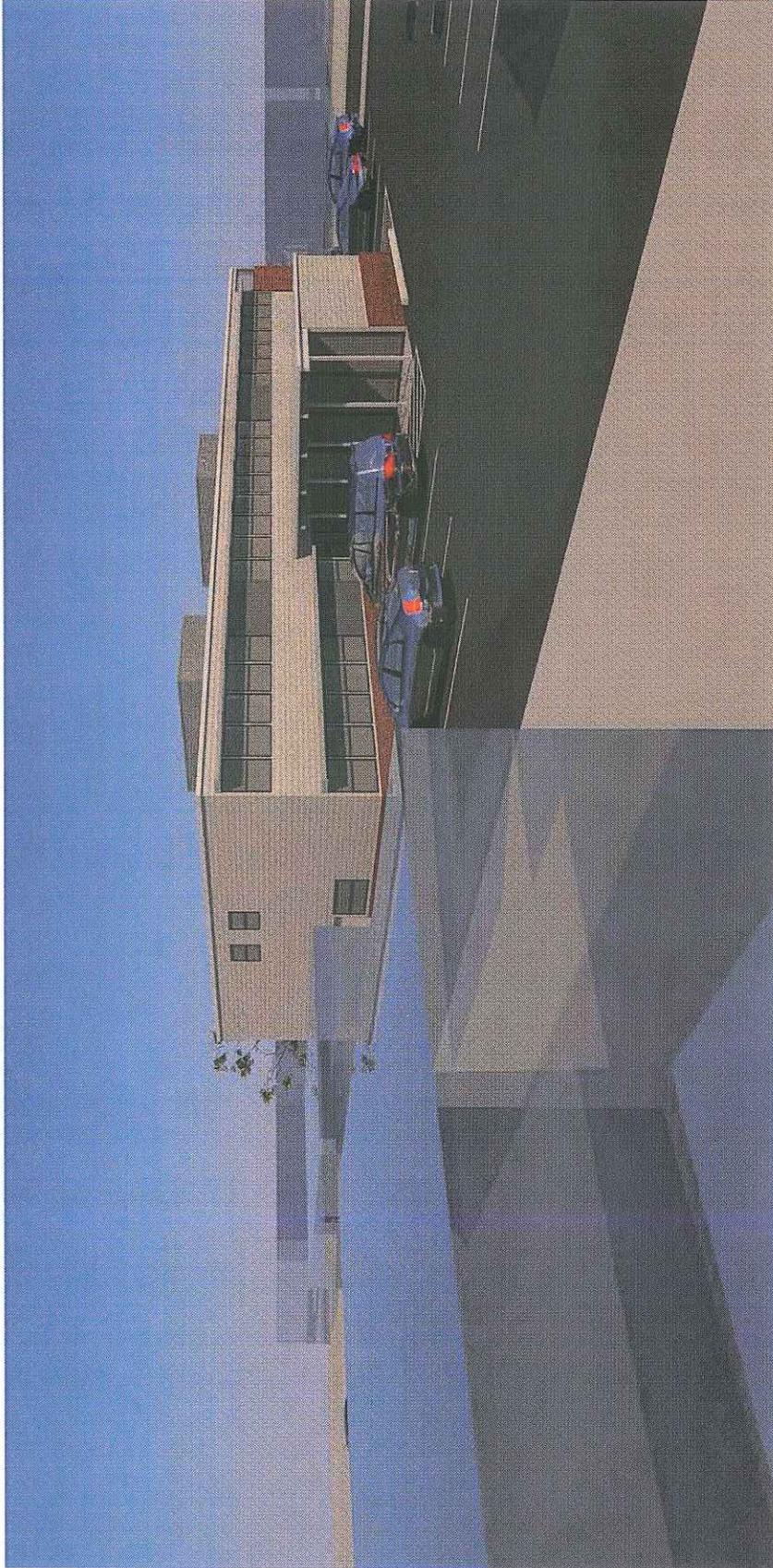


View Looking North (from Park Avenue North)

**BARKING DOG DESIGN**  
ARCHITECTURE INTERIOR DESIGN FEASIBILITY STUDIES  
3722 WEST ANHOUR PLACE  
SEATTLE, WA 98199  
P: 206-259-3116  
F: 206-259-3116

PSRS Building  
149 Park Avenue North  
Renton, WA 98057

OCTOBER 23, 2014

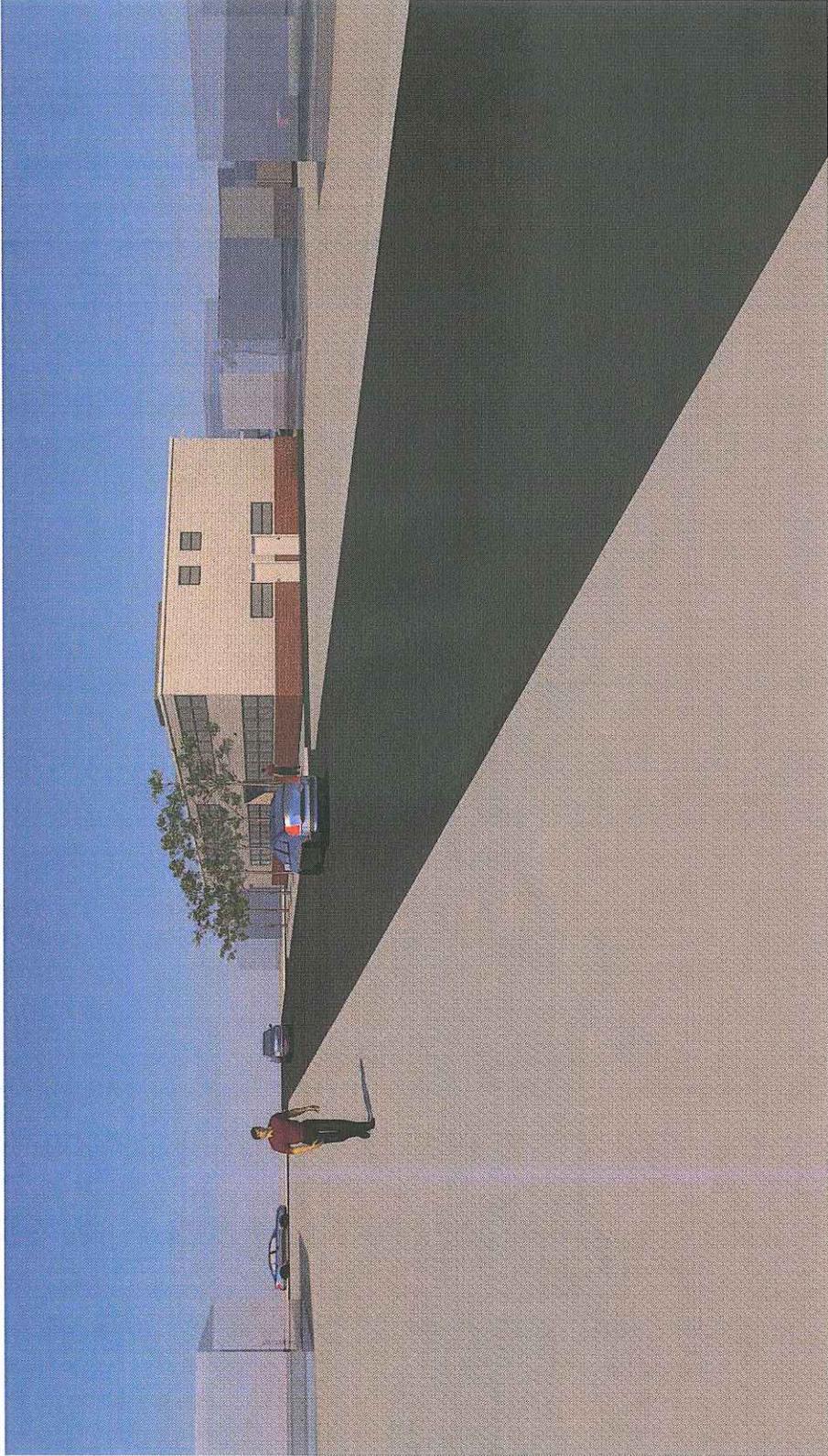


View Looking Northeast (from Second Level of Residence)

**BARKING DOG DESIGN**  
ARCHITECTURE INTERIOR DESIGN FEASIBILITY STUDIES  
3725 WEST ARMOUR PLACE  
RENTON, WA 98057  
P: 206.283.6014  
F: 206.299.3116

PSRS Building  
149 Park Avenue North  
Renton, WA 98057

OCTOBER 23, 2014



View Looking Southeast (from Pelly Ave N and 2nd Street N)

**BARKING DOG DESIGN**  
ARCHITECTURE INTERIOR DESIGN FEASIBILITY STUDIES  
3725 WEST ARMOUR PLACE  
RENTON, WA 98057  
PH: 206.289.3114  
FX: 206.289.3116

PSRS Building  
149 Park Avenue North  
Renton, WA 98057

OCTOBER 23, 2014



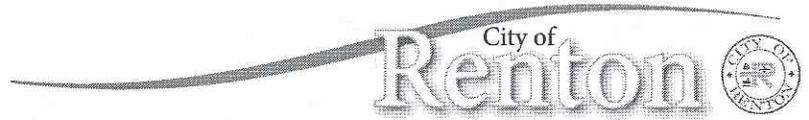
View Looking South (from Park Ave N and 2nd Street N)

**BARKING DOG DESIGN**  
ARCHITECTURE INTERIOR DESIGN FEASIBILITY STUDIES  
3725 WEST ARNOUR PLACE  
RENTON, WA 98057  
P: 206.299.3116

PSRS Building  
149 Park Avenue North  
Renton, WA 98057

OCTOBER 23, 2014

**PLAN REVIEW COMMENTS LUA14-001415**



**Application Date:** October 15, 2014  
**Name:** 149 Park Office Building

**Site Address:** 149 PARK AVE N, 4  
RENTON, WA 98057-5753

**Plan - Planning Review**

Version 1 | November 26, 2014

<b>Engineering Review Comments</b>	Jan Jillian   425-430-7216   jillian@rentonwa.gov
<p>Recommendations: EXISTING CONDITIONS</p> <p><b>WATER</b> Water service is provided by the City of Renton. Water service is provided by the City of Renton. There is an existing 1.5 inch water meter serving the building.</p> <p><b>SEWER</b> Sewer service is provided by the City of Renton. There is an 8 inch sewer main in Main Ave South. The existing building is connected to sewer in Main Ave South.</p> <p><b>STORM</b> There is a 12 inch storm conveyance system across the street in Main Ave South.</p> <p><b>CODE REQUIREMENTS</b></p> <p><b>WATER</b></p> <ol style="list-style-type: none"> <li>1. A fire sprinkler system will be required by the fire department. A separate utility permit and separate plans will be required for the installation of the double detector check valve assembly for the fire sprinkler line.</li> <li>2. Installation of a fire line water stub for the sprinkler system will be required to be connected to the existing 16 inch water main located on the east side of Park Ave N. The size of the fire sprinkler shall be determined by the fire sprinkler designer/contractor. A system development fee for the fire service will be based on the size of the fire line. A civil plan will need to be submitted for review with a construction permit application with the building permit submittal, since the fire line stub and location of the DDCVA was not shown on the utility plan. A system development fee for the fire service will be based on the size of the fire line.</li> <li>3. DDCVA shall be installed per the latest Department of Health "Approved List" of Back flow Prevention Devices. Location of device shall be shown on the civil plans and shall show note: "Separate plans and utility permit for DDCVA installation for Fire Sprinkler System will be required". DDCVA installations outside the building shall be in accordance with the City of Renton Standards. For DDCVA installations proposed to be installed inside the building, applicant shall submit a copy of the mechanical plan showing the location and installation of the back flow assembly. DDCVA shall be installed immediately after the pipe has passed through the building floor slab. Installation of devices shall be in the horizontal position only.</li> <li>4. Hydrant(s) counted as fire protection will be required to be retrofitted with a 5" quick disconnect storz fitting if not already in place.</li> </ol> <p><b>TRANSPORTATION</b></p> <ol style="list-style-type: none"> <li>1. Frontage improvements meeting current city code are not required for interior remodels of any value not involving a building addition. RMC 4 6 060.</li> <li>2. Additional traffic impact fees may apply.</li> </ol>	

<b>Fire Review - Building Comments</b>	Corey Thomas   425-430-7024   cthomas@rentonwa.gov
<p>Recommendations: Code Related Comments:</p> <ol style="list-style-type: none"> <li>1. Due to change in occupancy use, both an approved fire alarm and fire sprinkler system is required throughout the building. Separate plans and permits are required to be submitted to the Renton Fire Department for review and permitting. Fire alarm system shall be fully addressable and full detection is required. A direct outside door is required to the fire sprinkler riser control room. Threshold for fire sprinkler systems is 5,000 square feet and for fire alarm is 3,000 square feet.</li> </ol>	

<b>Planning Review Comments</b>	Clark Close   425-430-7289   cclose@rentonwa.gov
<p>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.</p> <p>2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between 7 am and 8 pm, Monday through Friday. Work on Saturdays shall be restricted to the hours between 9 am and 8 pm. No work shall be permitted on Sundays.</p>	

<b>Police Review Comments</b>	Cyndie Parks   425-430-7521   cparks@rentonwa.gov
<p>Recommendations: This is a remodel of an existing building no need to be reviewed by PD.</p> <p>~CParks~</p>	

<b>Technical Services Comments</b>	Bob MacOnie   425-430-7369   bmaconie@rentonwa.gov
<p> </p>	



**Plan - Planning Review**

Version 1 | November 26, 2014

Technical Services Comments	Bob MacOnie   425-430-7369   bmaconie@rentonwa.gov
Recommendations: Bob Mac Onie 10/29/2014 There is no distinction between the Storm & Sanitary (Waste) Sewer systems; they are both designated with SS .	