

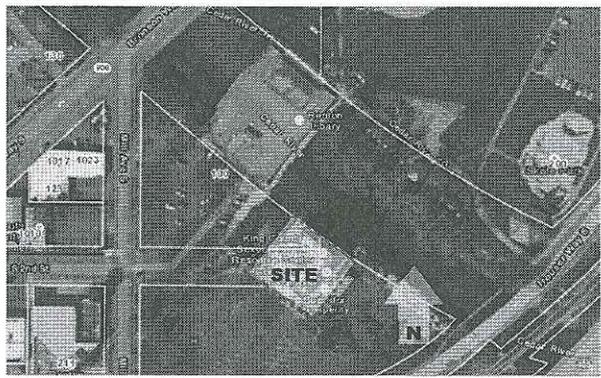
ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	June 16, 2014
Project Name:	Amazing Grace Christian School
Project Number:	LUA14-000669 CU-H, SA-A, ECF
Project Manager:	Kris Sorensen, Associate Planner
Owner:	City of Renton
Applicant/Contact:	Dr. David-Paul Zimmerman; Amazing Grace Lutheran Church; 10056 Renton Ave S; Seattle WA 98178
Project Location:	200 Mill Ave S; Multi-story commercial building

Project Summary: The applicant is requesting SEPA Environmental review, Hearing Examiner Conditional Use permit, and Site Plan review for a private school to locate in the existing 200 Mill Ave S multi-story building. The SEPA review is triggered by the change of use from office to an educational institution. No building additions or changes to outside improvements are proposed. The first two floors of the building would be used for classrooms and improved to meet fire and building codes. Access to the site would stay the same. Critical areas on-site are steep slopes, seismic hazards, the Cedar River (shoreline of the state) and the floodplain of the Cedar River. The proposed internal tenant improvements include added walls, doors, and bathroom facility.

Exist. Bldg. Area SF:	56,848 sf	Proposed New Bldg. Area (footprint):	No change
		Proposed New Bldg. Area (gross):	No change
Site Area:	112,038 sf for PID 007200050; 41,758 sf for PID 7685000010	Total Building Area GSF:	56,848 sf as exists

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



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

A. EXHIBITS:

- Exhibit 1: Staff Report (dated June 16, 2014)
 Exhibit 2: Zoning / Neighborhood Map
 Exhibit 3: Aerial Image
 Exhibit 4: Site Plan
 Exhibit 5: Floor Plans – Level 1 and 2
 Exhibit 6: Advisory Notes / Review Comments

B. GENERAL INFORMATION:

1. **Owner of Record, Parcel 007200050 and Parcel 7685000010:** City of Renton; 1055 S Grady Way; Renton WA 98057
2. **Zoning Designation of Parcels:** Center Downtown
3. **Comprehensive Plan Land Use Designation:** Urban Center Downtown
4. **Existing Site Use:** Multi-story building with offices and associated parking on Parcel 007200050; and parking for the downtown library on Parcel 7685000010.
5. **Neighborhood Characteristics:**
 - North:** Cedar River (Shoreline of the State) and Liberty Park (CA)
 - East:** Streets, Railroad Tracks, and Interstate 405
 - South:** Streets, Railroad Tracks, and Interstate 405
 - West:** Fire Station and Commercial Uses (CA)
6. **Access:** Mill Ave S, S 2nd St, and Houser Way S
7. **Site Area:** 112,038 sf for PID 007200050; 41,758 sf for PID 7685000010

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
Incorporation	N/A	N/A	09/06/1901

D. PUBLIC SERVICES:

1. **Utilities:** Water and sewer service provided by City of Renton. Existing stormwater facilities do not need improvements.
2. **Streets:** There is existing curb, gutter, and sidewalk around the property along Mill Ave S and Houser Way S. Right-of-way for S 2nd St partly covers the subject building where the school will be located.
3. **Fire Protection:** Fire and emergency services would be provided by the City of Renton Fire Department.

PART TWO: 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.

A. Environmental Threshold Recommendation

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

Issue a DNS with a 14-day Appeal Period.

B. Mitigation Measures

No mitigation measures.

C. Environmental Impacts

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 not likely to have any environmental impacts.

D. Comments of Reviewing Departments

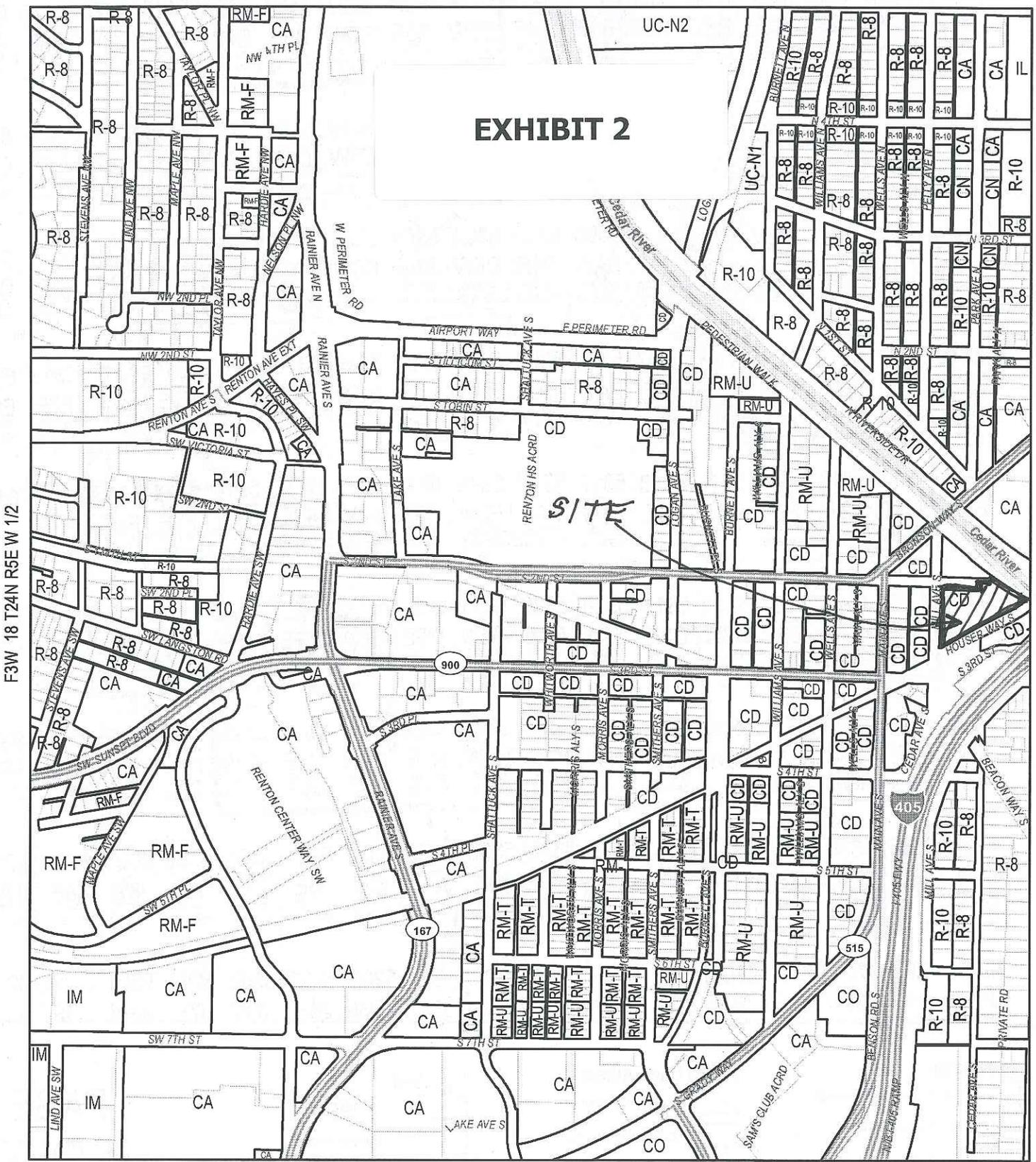
The proposal has been circulated to City Department and Division Reviewers and provided in Exhibit 6 "Advisory Notes / Review Comments."

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

The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on July 7, 2014. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7th Floor, (425) 430-6510.

EXHIBIT 2



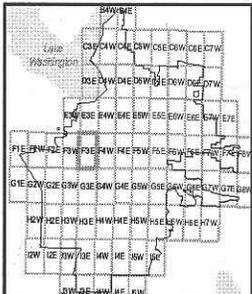
F3W 18 T24N R5E W 1/2

F4W 17 T23N R5E W 1/2

ZONING MAP BOOK
PLANNING - TECHNICAL SERVICES
 PRINTED DATE: 10/02/2013

This document is a graphic representation, not guaranteed to survey accuracy, and is based on the best information available as of the date shown. This map is intended for City display purposes only.

Community & Economic Development
 C. E. "Chip" Vincent, Administrator
 Adriana Abramovich, GIS Analyst



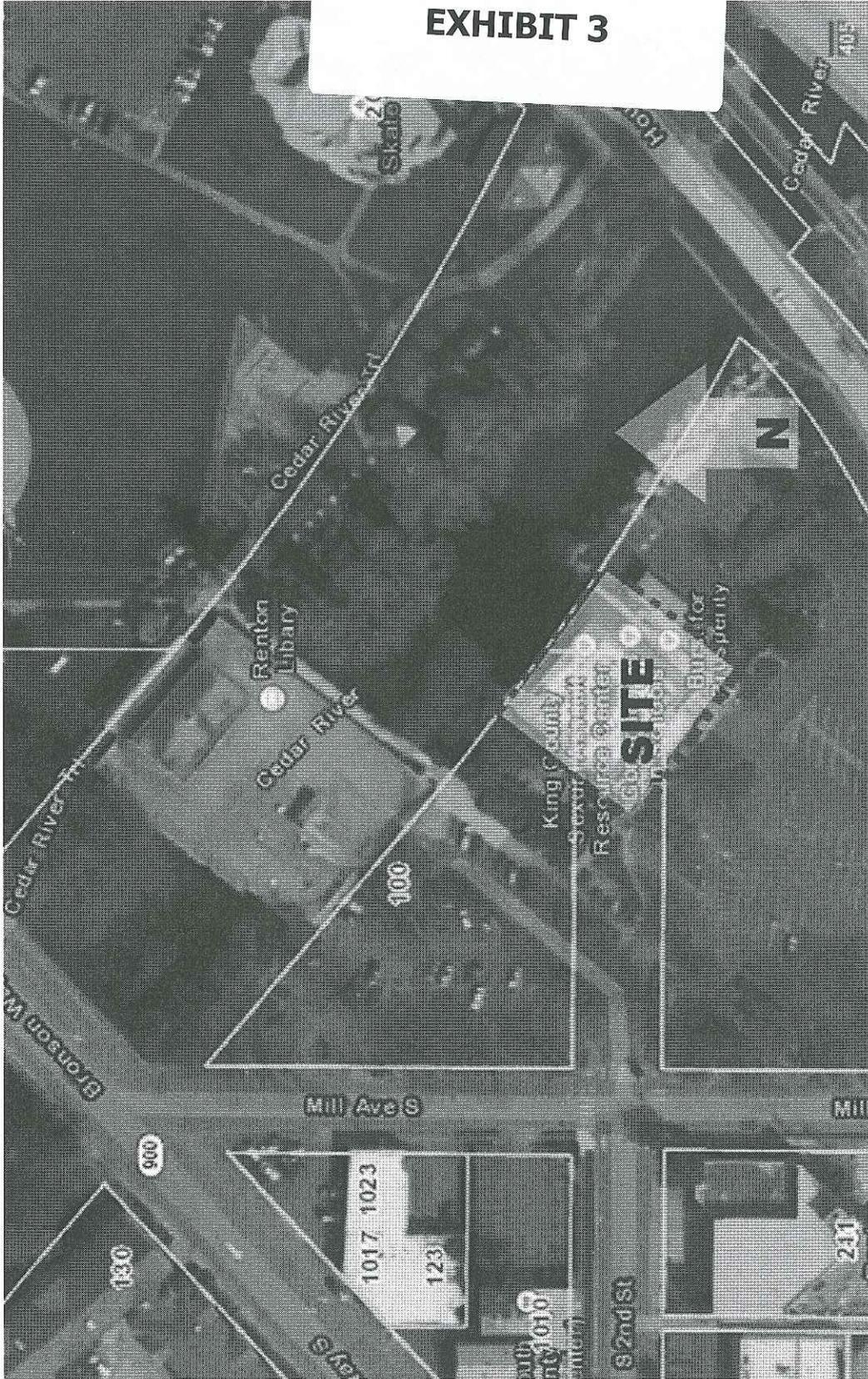
G3E 19 T23N R5E E 1/2



F3E
 18 T24N R5E E 1/2
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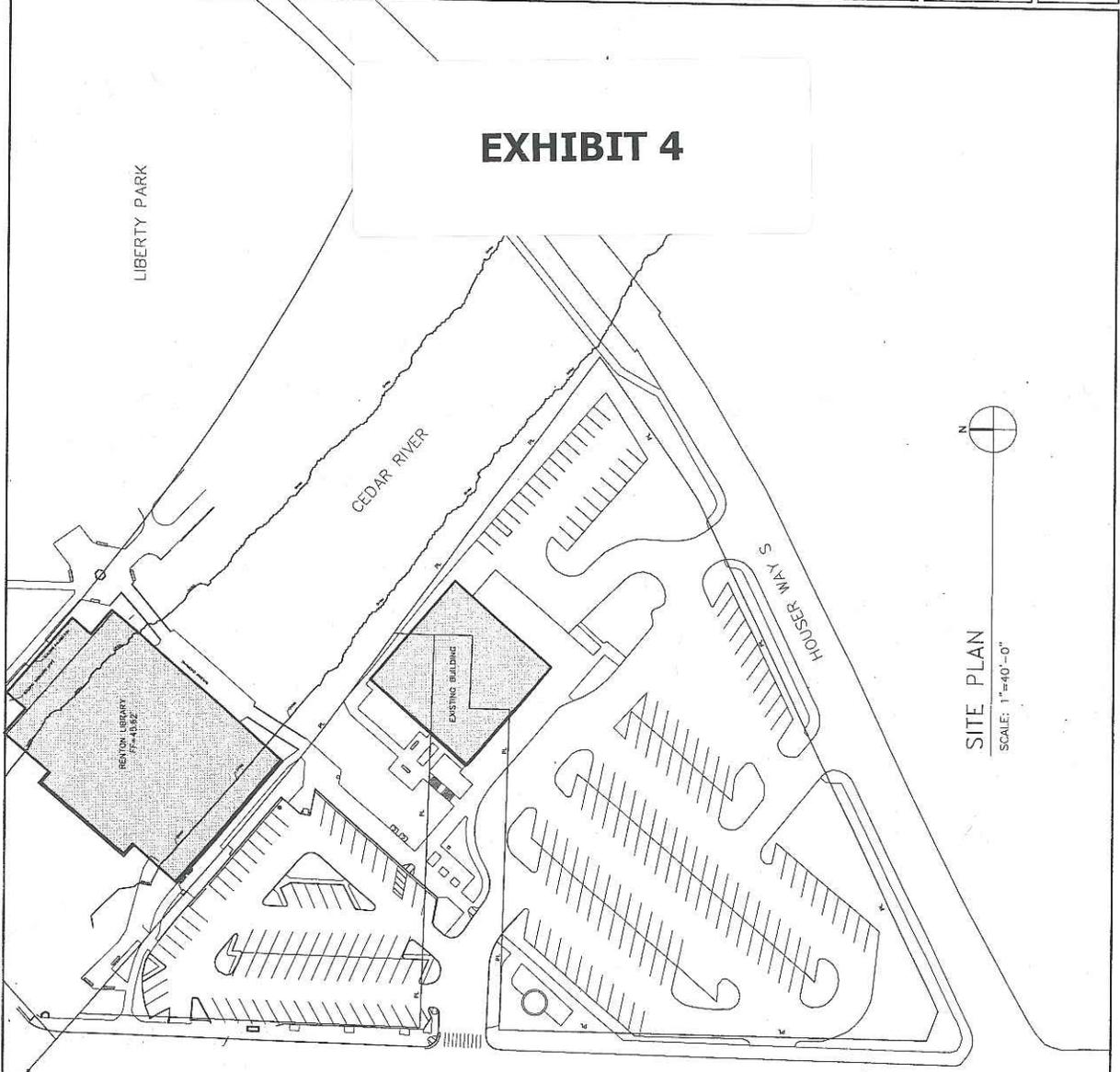
CITY LIMITS	ZONING DESIGNATION	(COR) Commercial/Office/Residential	(R-4) Residential 4du/ac
RENTON	(CA) Commercial Arterial	(CV) Center Village	(R-8) Residential 8du/ac
Potential Annexation Area	(CD) Center Downtown	(IH) Industrial Heavy	(RC) Resource Conservation
(RM-U) Multi-Family Urban Center	(CN) Commercial Neighborhood	(IL) Industrial Light	(RM-F) Residential Multi-Family
(CO) Commercial Office	(R-10) Residential 10du/ac	(IM) Industrial Medium	(RM-T) Resl. Multi-Family Traditional
	(R-14) Residential 14du/ac	(R-1) Residential 1du/ac	(RM-U) Resl. Multi-Family Urban Center
		(R-10) Residential 10du/ac	(RMH) Residential Manufactured Homes
		(UC-N1) Urban Center North 1	(UC-N2) Urban Center North 2

EXHIBIT 3



PROJECT:		200 MILL AVENUE SOUTH, RENTON, WA	
DRAWN:		AMAZING GRACE SCHOOL T.I.	
DESIGNED:			
DATE:		10/14	
SHEET TITLE:		SITE PLAN	
SHEET NUMBER:		A-1	
REV.	DATE	DESCRIPTION	

EXHIBIT 4



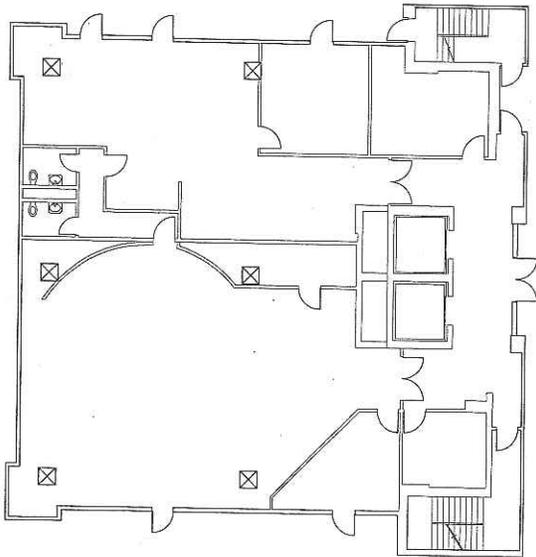
SITE PLAN
SCALE: 1"=40'-0"

RECEIVED

MAY 21 2014

CITY OF RENTON
PLANNING DIVISION

PROJECT:		200 MILL BUILDING	
DRAWING:		AMAZING GRACE SCHOOL T.I.	
DESIGNED:		200 MILL AVE SOUTH, RENTON, WA	
DATE:		5/14/14	
SHEET TITLE:		FLOOR PLAN	
SHEET NUMBER:		A-3	
REV.	DATE	DESCRIPTION	



LEGEND
 - - - - - NEW CONSTRUCTION
 - - - - - WALLS TO BE REMOVED

200 MILL BUILDING — SECOND FLOOR
 SCHOOL SCHEMATIC PLAN
 SCALE: 1/8" = 1'-0"

RECEIVED
 MAY 21 2014
 CITY OF RENTON
 PLANNING DIVISION

PLAN REVIEW COMMENTS (LU)

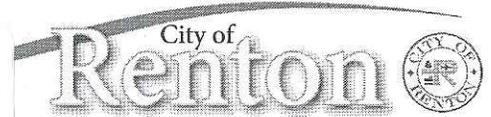


EXHIBIT 6

PLAN ADDRESS: 200 MILL S AVE
RENTON, WA 98057-2175

REVISION DATE: 05/20/2014

DESCRIPTION: The applicant is requesting SEPA Environmental review, Hearing Examiner Conditional Use permit, and Site Plan review for a private school to locate in the existing 200 Mill Ave S multi-story building. No building additions or changes to outside improvements are proposed. The first two floors of the building would be used for classrooms and improved to meet fire and building codes. Access to the site would stay the same. Critical areas on-site are steep slopes, seismic hazards, and the floodplain of the Cedar River. The proposed internal tenant improvements include added walls, doors, and bathroom facility.

Engineering Review

Jan Illian Ph: 425-430-7216 email: jillian@rentonwa.gov

Recommendations: I have no comments

Reviewer Comments

Leslie Betlach Ph: 425-430-6619 email: LBetlach@rentonwa.gov

Community Services Review Created On: 06/10/2014

No impacts to Parks.

Planning Review Created On: 06/10/2014

1. No temporary outside storage of any related construction equipment or project materials is allowed.
2. 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.
3. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

Technical Services Created On: 06/05/2014

No comment.

Fire Review - Building

Corey Thomas Ph: 425-430-7024 email: cthomas@rentonwa.gov

Recommendations: Code Related Comments:

1. A minimum of 1-hour fire occupancy separation required between the school and all other office use areas.
2. Existing fire sprinkler heads shall be changed out to quick response type heads if they are not currently quick response.
3. Existing fire alarm system does not meet the requirements for a school of this size and shall be replaced. IFC section 907.2.3 requires an emergency voice/alarm communication system. Local ordinance requires full smoke detection which is not present currently.
4. Fire impact fees may apply.