

Denis Law  
Mayor

City of  
**Renton**



June 4, 2015

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

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

**Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION**

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on June 1, 2015:

**SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)**  
**PROJECT NAME: CarMax Auto Superstore**  
**PROJECT NUMBER: LUA15-000288, ECF, SA-H, MOD, MOD, MOD, VA-A**

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on June 19, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.**

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

A handwritten signature in black ink that reads 'Rocale Timmons'.

Rocale Timmons  
Senior Planner

Enclosure

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

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

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

**PROJECT NUMBER:** 15-000288, ECF, SA-H, MOD, MOD, MOD, VA-A

**APPLICANT:** Mike Creekmore; CarMax Superstores; 12800 Tuckahoe Creek Parkway; Richmond, VA 23238

**PROJECT NAME:** CarMax Auto Superstore

**PROJECT DESCRIPTION:** The applicant is requesting Hearing Examiner Site Plan Review, Environmental (SEPA) Review, three modifications, and a variance for the construction of a new 20,220 square foot CarMax Auto Superstore facility including a dealership, service building, and non-public car wash. The subject property is located on the west side of East Valley Rd between SW 41st St and SW 43rd St at 3157 East Valley Rd. The project site totals 12.28 acres in area and is zoned Commercial Arterial (CA) and Medium Industrial (IM). The site currently contains a 74,000 square foot theater facility which is proposed for removal. There are two primary access points on East Valley Road; a secondary access point on SW 41st St; and a third access point to the west which connects the site to Lind Ave. Customer and employee parking, in the amount of 244 parking stalls would be located west of the display area with customer access from the parking lot on the south side of the building. The primary and first phase of sales display area would contain 423 spaces, located on the east side of the property fronting onto E Valley Rd, and secured by highway guardrail and embassy-style security gates. The Phase II Sales Lot contains 84 spaces and is located at the northwest corner of the primary sales lot. The Phase III Sales Lot contains 108 spaces and is located at the southeast corner of the property at the corner of SW 41st Street and E Valley Rd. Existing parking and landscaping islands in the southwest corner of the site (Phase III Sales Lot) are proposed to remain, for customer and employee parking, until CarMax proceeds with the Phase III sales lot. All new structures would be located central to the site. The service building would be located west of the sales building and sales display.

**PROJECT LOCATION:** 3751 East Valley Rd

**LEAD AGENCY:** City of Renton  
Environmental Review Committee  
Department of Community & Economic Development

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

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on June 19, 2015.** Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

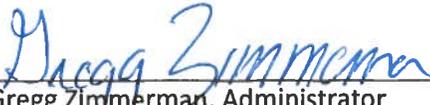
DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT



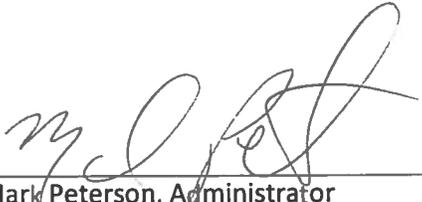
PUBLICATION DATE: June 5, 2015

DATE OF DECISION: JUNE 1, 2015

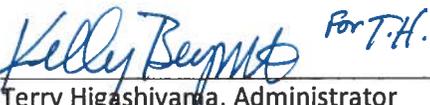
SIGNATURES:

  
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Gregg Zimmerman, Administrator  
Public Works Department

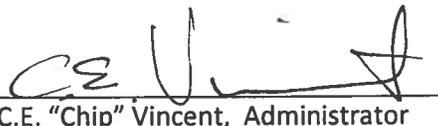
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Mark Peterson, Administrator  
Fire & Emergency Services

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Date

  
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Terry Higashiyama, Administrator  
Community Services Department

6/1/15  
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Date

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

6/1/15  
\_\_\_\_\_  
Date

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

PROJECT NUMBER: LUA15-000288, ECF, SA-H, MOD, MOD, MOD, VA-A

APPLICANT: Mike Creekmore; CarMax Superstores; 12800 Tuckahoe  
Creek Parkway; Richmond, VA 23238

PROJECT NAME: CarMax Auto Superstore

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Site Plan Review, Environmental (SEPA) Review, three modifications, and a variance for the construction of a new 20,220 square foot CarMax Auto Superstore facility including a dealership, service building, and non-public car wash. The subject property is located on the west side of East Valley Rd between SW 41st St and SW 43rd St at 3157 East Valley Rd. The project site totals 12.28 acres in area and is zoned Commercial Arterial (CA) and Medium Industrial (IM). The site currently contains a 74,000 square foot theater facility which is proposed for removal. There are two primary access points on East Valley Road; a secondary access point on SW 41st St; and a third access point to the west which connects the site to Lind Ave. Customer and employee parking, in the amount of 244 parking stalls would be located west of the display area with customer access from the parking lot on the south side of the building. The primary and first phase of sales display area would contain 423 spaces, located on the east side of the property fronting onto E Valley Rd, and secured by highway guardrail and embassy-style security gates. The Phase II Sales Lot contains 84 spaces and is located at the northwest corner of the primary sales lot. The Phase III Sales Lot contains 108 spaces and is located at the southeast corner of the property at the corner of SW 41st Street and E Valley Rd. Existing parking and landscaping islands in the southwest corner of the site (Phase III Sales Lot) are proposed to remain, for customer and employee parking, until CarMax proceeds with the Phase III sales lot. All new structures would be located central to the site. The service building would be located west of the sales building and sales display.

PROJECT LOCATION: 3751 East Valley Rd

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

**MITIGATION MEASURES:**

1. The applicant shall provide a Final Geotechnical Report containing specific recommendations in order to mitigate potential geotechnical impacts. The Final Geotechnical Report shall be submitted to and approved by the Department of Community and Economic Development prior to, or concurrent with, building permit

approval. The applicant shall comply with the recommendation included in the Final Geotechnical Report.

### **ADVISORY NOTES:**

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

**Engineering Review Comments Contact: Jan Illian | 425-430-7216 | jillian@rentonwa.gov**

Recommendations: EXISTING CONDITIONS

**WATER** Water service is provided by the City of Renton. There is an existing 12 inch looped water main around the building that can provide 5,000 gpm. Static pressure available is 74 psi. There is a 2 inch domestic meter, a 2 inch irrigation meter and an 8 inch fire service serving the existing building.

**SEWER** Sewer service is provided by the City of Renton. There is an existing 8 inch sewer main in E. Valley Road. There is an existing 8 inch side sewer serving the building.

**STORM** There is a 12 inch storm conveyance system in the parking lot and is connected to a private storm pond at the rear of the site.

**STREETS** There is an existing 6 foot sidewalk and 8 foot planting strip fronting the site in East Valley Road.

### **CODE REQUIREMENTS**

#### **WATER**

1. Water system development fees will be owed there is an increase to the size of the existing 2 inch domestic water, the 2 inch irrigation meter or the 8 inch fire line. Credit will be given for existing water meter(s) serving the site.

#### **SANITARY SEWER**

1. Sewer system development fees will be owed if there is an increase to the existing 2 inch domestic water. Credit will be given for existing water meter serving the building.

2. If floor drains are required by the building department, drains are required to be connected to the sanitary sewer system. Flows shall be directed through the floor drains that are installed in accordance with the Uniform Plumbing Code to an interior or exterior oil/water separator. The separator shall be sized to meet a minimum 15 minute retention time for peak flows anticipated in the garage area, but in no case will be less than 200 gallons of storage capacity. The type of interceptor shall be as manufactured by Pipe Inc., Utility Vault Inc., or approved equal. The oil/water separator shall be shown on the civil drawings.

#### **SURFACE WATER**

1. A surface water system development fee of \$0.540 per square foot of new impervious surface will apply. This is payable prior to issuance of the utility construction permit.

2. A drainage report dated April 6, 2015 was submitted by PaLand Engineers with the site plan application. The redevelopment project is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and the City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard, Existing Conditions. The site is located within the Black River Drainage Basin. The site is located outside the 100 year flood plain and outside the Aquifer Protection Zone.

The existing 12.28 acre site consists of 85% of impervious surface area (building and asphalt parking lot) and 15% (2.11 acres) of landscaping and wetland. Approximately 8.00 acres of the site is PGIS. The project is subject to a Level 1 downstream analysis. All stormwater runoff from

the site drains to an existing combined detention and water quality pond located at the west end of the site. Enhanced Basic Water quality will be required in accordance with Core Requirement #8. The project will add 43,375 square feet of new PGIS which exceeds the threshold of 5,000 square feet. The engineer has proposed a StormFilter system to meet the Enhanced Basic Water Quality treatment. The engineer has demonstrated the increase in the 100 year peak runoff is less than 0.1 cfs.

3. A Construction Stormwater General Permit from Department of Ecology will be required if grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

4. A geotechnical report dated February 7, 2014 was prepared and submitted by Zipper Geo Associates. Due to high groundwater seepage at certain times of the year, dewatering will be required. A permit from the City and King County Metro may be required if storm water will be directed to the sanitary sewer.

### **TRANSPORTATION/STREET**

1. Existing right of way width in this section of East Valley Road is 80 feet. This street has been identified as a Collector street. The applicant has submitted a letter with the site plan application requesting a modification of the street standards allowing the existing 6 foot sidewalk and 8 foot planting strip to remain. Staff would support this request since there are no plans to widen the existing paved roadway in East Valley Road in the future.

2. Existing right of way in SW 41st Street width fronting the site is 80 feet. This street has been identified as a Collector street. Minimum right of way per code is 83 feet. To meet the City's new complete street standards, frontage improvements will include construction of an 8 foot sidewalk, 8 foot planter strip, curb, gutter, approximately 17 feet of pavement from centerline. There is existing 6 foot sidewalk in an easement and a 12 foot planting strip fronting the site in SW 41st Street. Staff would support a modification to the street standard, allowing the existing improvements to remain since there are no plans to widen the existing paved roadway in SW 41st Street in the future.

3. A street lighting plan meeting the minimum City standard along East Valley Road and SW 41st Street is required with the construction permit submittal. Lighting standards and lighting levels shall meet Renton Municipal Code 4 6 060I. A lighting analysis is required with the street lighting plan.

4. Transportation has no concerns with the on-site "shoebox" lighting proposed along the east property line adjacent to East Valley Road.

5. Traffic impact fees will be determined at time of building permit(s). No impact fees are anticipated since there is a net decrease in traffic impacts.

**Fire Review - Building Comments Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov**

#### **Recommendations: Environmental Impact Comments:**

1. Fire impact fees are applicable, however the credit granted for the removal of the existing building will exceed the new fee, resulting in no new fees due.

#### **Code Related Comments:**

1. The preliminary fire flow is 2,000 gpm. A minimum of one hydrant is required within 150 feet of the structure and one additional hydrant is required within 300 feet of the structure. One hydrant shall be within 50 feet of the required fire department connection. Building shall also comply with maximum hydrant spacing requirements of 300 feet on center. It appears adequate fire flow is available in this area.

2. Approved fire sprinkler and fire alarm systems are required throughout the building. Separate plans and permits required by the fire department. Direct outside access is required to the fire sprinkler riser room. Fully addressable and full detection is required for the fire alarm system.

3. Fire department apparatus access roadways are required within 150 feet of all points on the building. Fire lane signage required for the on site roadway. Required turning radius are 25 feet inside and 45 feet outside. Roadways shall be a minimum of 20 feet wide. Roadways shall support a minimum of a 30 ton vehicle and 322 psi point loading. Access gates shall be a minimum of 20 feet clear span and shall be fully automated and be equipped with Click 2 Enter access opening device. Applicant has not shown how they will comply with fire access apparatus requirements, plans as shown will not be approved.

4. An electronic site plan is required prior to occupancy for pre fire planning purposes.

5. A hazardous material inventory statement shall be submitted prior to building permit issuance. Use of city form or approved equivalent required. Separate plans and permits required for the installation of all aboveground flammable and combustible liquid tanks and piping systems.

**Police Review Comments Contact: Holly Trader | 425-430-7519 | htrader@rentonwa.gov**

Recommendations: 268 Police Calls for Service Estimated Annually

### **CONSTRUCTION PHASE**

- Theft from construction sites is one of the most commonly reported crimes in the City. To protect materials and equipment it is recommended that all materials and tools be locked up when not in use. The site should have security lighting, and any construction trailer or storage area should be completely fenced in with portable chain link fencing. The fence will provide both a physical and psychological barrier to any prospective criminal and will demonstrate that the area is private property.
- Construction trailers should be kept locked when not in use, and should be fitted with heavy duty deadbolts with a minimum 1 1/2" throw when bolted. Any construction material that contains copper should be removed from the construction site at the end of each working day. Glass windows in construction trailers should be shatter resistant. Toolboxes and storage containers should be secured with heavy duty padlocks and kept locked when not in use.
- "No Trespassing" signs should be posted on the property during the construction phase. These signs will allow officers, upon contact, to provide a verbal warning to trespassers that should they be contacted on the property again, they could be cited and/or arrested.

### **COMPLETED FACILITY**

- All exterior doors should be made of solid metal or metal over wood, with heavy duty deadbolt locks, latch guards or pry resistant cylinders around the locks, and peepholes. All strikeplates should have 2 1/2 to 3" wood screws. If glass doors are used, they should be fitted with the hardware described above and additionally be fitted with a layer of security film. Security film can increase the strength of the glass by up to 300%, greatly reducing the likelihood of breaking glass to gain entry.
- Access to the back of the buildings should be limited, preferably with security fencing or gates, as these areas could be vulnerable to crime due to the lack of natural surveillance by vehicle and/or pedestrian traffic. It is recommended the business be monitored by recorded security systems. It's common for businesses to experience theft and/or vandalism during the hours of darkness. An auxiliary security service could be used to patrol the property, preferably between the hours of 10:00 p.m. and 6:00 a.m. It is important to direct all foot traffic into the main entrance of the building. Any alternative employee entrances should have coded access to prevent trespassing.

- All areas of this project need to have adequate lighting. This will assist in the deterrent of theft from motor vehicle (one of the most common crimes in Renton) as well as provide safe pedestrian travel for customers utilizing the business.
- The structure should have a building number clearly posted with numbers at least 6" in height and of a color contrasting with the building. This will assist emergency personnel in locating the correct location for response.
- Landscaping should be installed with the objective of allowing visibility – not too dense and not too high. Too much landscaping will make customers and employees feel isolated and will provide criminals with concealment to commit crimes such as burglary and malicious mischief (property destruction). It is key for safety and security reasons to have appropriate lighting and signage. "No Trespassing" signs should be posted in conspicuous locations throughout the property, including entrances to the property and parking areas.
- I highly recommend that the developer have a Renton Police Crime Prevention Representative conduct a security survey of the premises once construction is complete.



# NOTICE

**OF ENVIRONMENTAL DETERMINATION  
 ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)  
 POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION**

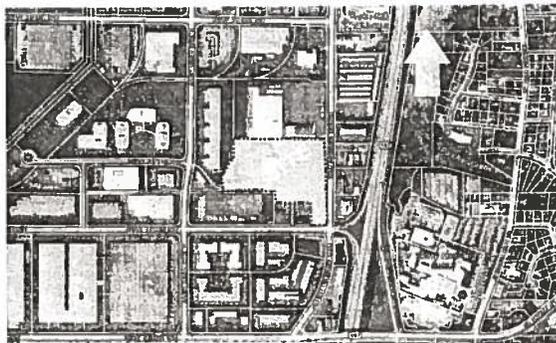
**PROJECT NAME:** CARMAX AUTO SUPERSTORE  
**PROJECT NUMBER:** LUA15-000280, ECF, SA-H, MOD, MOD, MOD, VA-A  
**LOCATION:** 3751 EAST VALLEY RD

**DESCRIPTION:** THE APPLICANT IS REQUESTING HEARING EXAMINER SITE PLAN REVIEW, ENVIRONMENTAL (SEPA) REVIEW, THREE MODIFICATIONS, AND A VARIANCE FOR THE CONSTRUCTION OF A NEW 20,220 SQUARE FOOT CARMAX AUTO SUPERSTORE FACILITY INCLUDING A DEALERSHIP, SERVICE BUILDING, AND NON-PUBLIC CAR WASH. THE SUBJECT PROPERTY IS LOCATED ON THE WEST SIDE OF EAST VALLEY RD BETWEEN SW 41ST ST AND SW 43RD ST AT 3157 EAST VALLEY RD. THE PROJECT SITE TOTALS 12.28 ACRES IN AREA AND IS ZONED COMMERCIAL ARTERIAL (CA) AND MEDIUM INDUSTRIAL (IM). THE SITE CURRENTLY CONTAINS A 74,000 SQUARE FOOT THEATER FACILITY WHICH IS PROPOSED FOR REMOVAL. THERE ARE TWO PRIMARY ACCESS POINTS ON EAST VALLEY ROAD; A SECONDARY ACCESS POINT ON SW 41ST ST; AND A THIRD ACCESS POINT TO THE WEST WHICH CONNECTS THE SITE TO LIND AVE. CUSTOMER AND EMPLOYEE PARKING, IN THE AMOUNT OF 244 PARKING STALLS WOULD BE LOCATED WEST OF THE DISPLAY AREA WITH CUSTOMER ACCESS FROM THE PARKING LOT ON THE SOUTH SIDE OF THE BUILDING. THE PRIMARY AND FIRST PHASE OF SALES DISPLAY AREA WOULD CONTAIN 423 SPACES, LOCATED ON THE EAST SIDE OF THE PROPERTY FRONTING ONTO E VALLEY RD, AND SECURED BY HIGHWAY GUARDRAIL AND EMBASSY-STYLE SECURITY GATES. THE PHASE II SALES LOT CONTAINS 84 SPACES AND IS LOCATED AT THE NORTHWEST CORNER OF THE PRIMARY SALES LOT. THE PHASE III SALES LOT CONTAINS 108 SPACES AND IS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY AT THE CORNER OF SW 41ST STREET AND E VALLEY RD. EXISTING PARKING AND LANDSCAPING ISLANDS IN THE SOUTHWEST CORNER OF THE SITE (PHASE III SALES LOT) ARE PROPOSED TO REMAIN, FOR CUSTOMER AND EMPLOYEE PARKING, UNTIL CARMAX PROCEEDS WITH THE PHASE III SALES LOT. ALL NEW STRUCTURES WOULD BE LOCATED CENTRAL TO THE SITE. THE SERVICE BUILDING WOULD BE LOCATED WEST OF THE SALES BUILDING AND SALES DISPLAY.

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

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on June 19, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON JUNE 23, 2015 AT 11:00 AM TO CONSIDER THE SITE PLAN. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.  
**DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION**

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