

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: September 21, 2015

Project Name: Longacres Business Center Phase II

Project Number: LUA15-000630, ECF, MOD, SA-H

Project Manager: Clark H. Close, Senior Planner

Owner: Longacres Renton, LLC / 3900 E. Camelback Road, Suite 100 /
Phoenix, AZ 85018

Applicant: Molly Carson, Ryan Companies US, Inc. / 3900 E. Camelback Road, Suite 100 /
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Phoenix, AZ 85018

Project Location: SW 27th Ave & Naches Ave SW

Project Summary: The applicant is requesting Hearing Examiner Site Plan Review, SEPA Environmental Review and a street modification for two (2) stand-alone general office buildings totaling 300,000 square feet (SF) and 1,063 parking stalls. The vacant 17.38 acre site, called Longacres Business Center Phase II, consists of six (6) full parcels (APN's 088670-0090, -0100, -0380, -0150, -0190, and -0370) and two (2) partial parcels (APN's 088670-0160 and -0180). The site is generally located north of the intersection of SW 27th St and Naches Ave SW. Building C is a four-story 150,000 SF general office use building and Building D is a three-story 150,000 SF general office building. The two buildings will incorporate tilt-up concrete panels in conjunction with steel framing and light gauge metal construction with heights at roughly 61 feet and 47 feet. Site access would be served from either Oakesdale Ave SW or Naches Ave SW via a private access roadway. The project site is located in the Employment Area (EA) land use designation and the Commercial Office (CO) zone and includes high seismic hazards, low erosion hazards and low landslide hazards. The site is within the 100-year flood zone and currently no wetlands, streams, lakes or steep slopes are identified on the property. The project would include a detention wetpond for water quality treatment and detention.

Site Area: ±757,073 square feet (±17.38 acres)

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



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Hearing Examiner Site Plan Review, Environmental (SEPA) Review and a street modification for the construction of a four-story general office building (Building C) totaling 150,000 SF and a three-story general office building (Building D) totaling 150,000 SF along with surface parking and associated infrastructure. Building C measures roughly 125 feet wide by 325 feet long (first floor footprint of roughly 37,000 SF) and building B measures roughly 130 feet wide by 420 feet long (first floor footprint of roughly 50,000 SF) (*Exhibits 4 & 7*). Together the two structures have a combined total building area of approximately 300,000 SF, and the construction materials include using precast concrete wall panels with interior columns supporting upper level floors and a roof structure. The subject property is situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 25, Township 23 North, Range 04 East, W.M. (King County Parcel Numbers APN's 088670-0090, -0100, -0380, -0150, -0190, -0370, -0160, and 0180) on the north side of SW 27th St at Naches Ave SW (*Exhibits 2 & 3*).

The subject property is considered to be part of Phase IV of the Longacres Office Park ("LOP") and is subject to the 2003 Development Agreement (*Exhibit 19*) and a 2006 Strander Agreement (*Exhibit 20*). The parcels are located within Phase IV of LOP and the development agreement is in effect until February 21, 2023. According to the development agreement, development regulations include (a) zoning, land division, and development standards; (b) environmental rules and policies, including (but not limited to) SEPA; (c) Comprehensive Plan policies; (d) policies, regulations, standards, and methods applicable to the development of land that are incorporated by reference in the Renton Municipal Code; (e) surface water management regulations; and (f) other City ordinances governing the development of land up to and including adopted Ordinance No. 4877. Environmental analysis of development of 2.5 million square feet under the LOP Site Plan was conducted by the City of Renton pursuant to the Washington State Environmental Policy Act ("SEPA"). A Draft Environmental Impact Statement ("DEIS") for the LOP Site was issued in August, 1994; the Final Environmental Impact Statement ("FEIS") was issued in March, 1995. Phase IV was proposed to consist of development of office or light industrial space as permitted under the Employment Area (EA) land use designation and Commercial Office (CO) zoning, with support and utility facilities. Phase IV will be developed with multiple buildings and associated parking, roadways, and pedestrian walkways.

The adjacent Renton parcels are zoned CO to the north and south with Heavy Industrial (IH) to the east (across Oakesdale Ave SW). The property is bordered on the west by Burlington Northern Railroad, located within Tukwila City Limits. To the south are Longacres Business Center Phase I and the Federal Reserve Bank and to the north is BOW Lake Pipeline right-of-way, within a 30-foot wide tract, followed by undeveloped commercial properties.

The site is currently undeveloped and covered with a moderate growth of brush, weeds and grass. The parcels were previously developed with a horse racing track and associated buildings and infrastructure. The aboveground structures have since been demolished but remnant paved roadways and foundations are still visible across the property. There are no existing buildings on the site. There are 53 significant trees that intermittently appear on parcels 088670-0150, -0190, while parcels -0090 and -0100 have very few existing trees. The applicant is proposing to retain seven (7) significant trees. Native tree preservation would occur along project perimeter buffers. The new landscaping improvements would be integrated with the existing and would include drought tolerant plant materials. In addition, onsite there is also a paved/gravel road that runs parallel to SW 27th St across the parcels from Oakesdale Ave SW, and north along parcel no. 088670-0190, which will be removed during site development.

The topography of the property varies from parcel to parcel but is relatively flat with gentle slopes to the northeast with establishing grade changes of less than six feet. Based on the topographic map, the elevation of the property is approximately 20 to 22 feet in elevation (*Exhibits 5, 6, 8 & 10*).

A Confirmation of Environmental Setting Report, prepared by Terracon Consultants, Inc. on August 14, 2015, did not identify a wetland area, streams, lakes, or critical habitats on or adjacent to the property based on a review of third party work and online resources (*Exhibit 16*). In addition, a flood insurance rate map (FIRM) for the Property (see attached) identifies a 100-year floodplain, Zone AE, in close proximity to the northwestern Property boundary, which may extend onto the Property. The base flood elevation shown on the FIRM for Zone AE is 16 feet above mean sea level. Southern portions of the site are located within Zone X, outside the 100-year or 500-year flood zones. The

nearest habitats are mapped on the Green River approximately 1,100 feet to the west and a small creek approximately 800 feet to the east and south. These habitats are associated with bull trout and salmon. A wildlife corridor was identified through the Environmental Impact Statement (EIS) which extended through the central portion of the Property (Tract C). The report noted that the corridor was originally designated to provide for stormwater treatment, wetland mitigation and wildlife habitat; however no easements or deed restrictions were present within the corridor. The site also contains High Seismic Hazards.

The proposal includes 1,063 surface parking stalls. Along the west and east borders of the site, a 30-foot setback to the property line is observed. This setback accommodates a 20' wide Green River Valley Wildlife Habitat Corridor as well as a 10-foot wide perimeter landscaping buffer. Along the north property line, a minimum 20-foot wide perimeter landscaping buffer is observed. Along SW 27th St, a 15 to 115-foot street frontage buffer is provided. An additional 45-foot wildlife open space within several utility easements is also provided. Beyond the easements, a final 10- to 15-foot wide landscaping strip screens the large surface parking lot (*Exhibit 5*).

This project proposes to construct a drainage system with a new network of underground pipes, catch basins, curbs and gutter, to collect surface water runoff throughout the site and direct it to a detention wetpond within Tract B for water quality treatment and detention. Runoff from the site will be discharged to the north, into the previously developed Longacres Office Park drainage system within the Boeing property. From the Longacres Office Park drainage system, the drainage flows into Springbrook Creek and ultimately the Duwamish River. Construction is anticipated to be completed and occupied by June 2017.

The applicant has submitted a Drainage Report, Traffic Impact Analysis, Confirmation of Environmental Setting Report, Geotechnical Engineering Report, and a Supplemental Site Exploration with the subject application. Staff received no comments from the public, Muckleshoot Indian Tribe Fisheries Division, or any other agency.

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-M with a 14-day Appeal Period.

B. Mitigation Measures

1. Project construction shall be required to comply with the recommendations found in the Geotechnical Study conducted by Terra Associates, Inc. (dated August 18, 2015) or an updated report submitted at a later date.

C. Exhibits

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| Exhibit 1 | ERC Report |
| Exhibit 2 | Neighborhood Detail Map |
| Exhibit 3 | Boeing Second Amended Binding Site Plan |
| Exhibit 4 | Architectural Site Plan (A1.1, A1.2, A1.3) |
| Exhibit 5 | Preliminary Landscape Plan (L5.01, L5.02, L5.03, L5.04, L5.05) |
| Exhibit 6 | Architectural Exterior Elevations (A4.1, A4.2) |
| Exhibit 7 | Floor Plans (Building C - A2.1, A2.2 and Building D - A2.1, A2.2) |
| Exhibit 8 | Flood Hazard Data Map |
| Exhibit 9 | Utility Overall Plan (C5.00, C5.01, C5.02) |

- Exhibit 10 Grading Plan and Drainage Overall Plan (C4.00, C4.01, C4.02, C4.03)
- Exhibit 11 Geotechnical Study by Terra Associates, Inc. (dated August 18, 2015)
- Exhibit 12 Supplemental Site Exploration (dated August 31, 2015)
- Exhibit 13 Preliminary Drainage Report by Coughlin Porter Lundeen (dated August 21, 2015)
- Exhibit 14 Drainage Control Plan
- Exhibit 15 Traffic Impact Analysis by Transportation Engineering NorthWest (dated August 21, 2015)
- Exhibit 16 Confirmation of Environmental Setting Report by Terracon Consultants, Inc. (dated August 14, 2015)
- Exhibit 17 Arborist / Landscape Architect Report by Brumbaugh & Associates Landscape Architecture (dated August 25, 2015)
- Exhibit 18 Construction Mitigation Description
- Exhibit 19 Development Agreement (Recording no. 20030221002405)
- Exhibit 20 Strander Agreement (Recording no. 20060420001032)
- Exhibit 21 Advisory Notes to Applicant

D. 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 likely to have the following probable impacts:

1. Earth

Impacts: The site is currently undeveloped and covered with a moderate growth of brush, weeds and grass. The site can be characterized as relatively flat with gentle slopes to the north with established grade changes of less than six feet.

The soils onsite generally consist of three to seven inches of topsoil overlying 1 to 6 feet of medium dense to dense inorganic fill material overlying alluvial silts and sands in 6 of the 13 test pits. The fill soils varied and consisted of sand, sand with silt, silty sand with gravel, gravel, and crushed rock. In general, the fill was relatively thin, ranging from one to two feet thick. Deeper fills were discovered where abandoned utilities were found. Where no fills were present, loose to medium dense alluvial silt, silty sand with silt, and relatively clean sand were present. Cone penetration tests (CPTs) data indicated highly variable interbedded alluvial soils composed of silts, clays, and silty sand layers are present to a depth of 15 to 22 feet followed by medium dense to dense silty sand and sand to the termination depths of the CPTs, 70 feet. Additional site explorations, via six soil test borings drilled to depths of 60 feet, using mud rotary drilling methods, indicate very loose and soft silty sand and silt alluvium to a depth of about 23 feet followed by medium dense to occasionally dense dark gray to black sand alluvium. Evidence of groundwater was observed at depths of 5 to 11 feet below current surface grades.

The *Geological Map of the Renton Quadrangle, Washington*, by D.R. Mullineaux (1965), maps the site as Alluvium (Qaw). The soils observed onsite are classified as Newberg Silt Loam, Woodinville Silt Loam, and Urban Land by the United States Department of Agriculture Natural Resources Conservation Service (NRCS), formerly the Soil Conservation Service.

The applicant submitted a Geotechnical Report prepared by Terra Associates, Inc., dated August 18, 2015 (*Exhibit 11*). The report states that the subsurface conditions were explored by excavating nine (9) soil test pits to depths of 10.5 to 13 feet below current site grades. In-Situ Engineering, under subcontract with Terra Associates, Inc., performed 8 cone penetration tests (CPTs) to depths of 70 feet. More data was achieved by excavating four (4) test pits to depths of 14.5 to 17 feet below current site grades in the proposed stormwater tract (Tract B). A Supplemental Site Exploration by Terra Associates, Inc., dated August 31, 2015

included six (6) soil test borings drilled to depths of 60 feet below current site grades (located within the footprints of the proposed buildings). The soils observed at the site contain a significant amount of fines which would be difficult to compact as structural fill when too wet. Over most of the site with the existing slope gradients, these soils would have a slight potential for erosion when exposed. Therefore the site is considered a low erosion hazard area. Erosion protection measures would include perimeter silt fencing to contain erosion onsite and cover measures to prevent or reduce soil erosion during and following construction.

Based on the soil and groundwater conditions onsite, the site would be mapped as a High Seismic Hazard¹ (SH). The impact to the site should liquefaction occur would be in the form of surface subsidence or settlement. Estimated total potential settlement by the geotechnical engineer was in the range of two to four inches. In the geotechnical engineer's opinion, this amount of settlement would not structurally impact the building but could result in damage of a cosmetic nature.

The existing site consists of 2.14 acres of impervious area and 13.82 acres of pervious area. The developed site hydrology will increase the amount of impervious area by approximately 8.93 acres to 11.07 acres (69%) and the pervious and landscaping would be 4.89 acres following construction.

The geotechnical report concludes that development of the site as proposed is feasible from a geotechnical engineering standpoint. The primary geotechnical concern at the site is the presence of compressible soil strata susceptible to consolidation under the planned building loads. The heavier three-story and four-story buildings could be mitigated from potential settlement-related impacts by supporting the structure on augercast piles or on spread footings, bearing on ground conditions improved by installation of rammed aggregate piers/stone columns. Augercast piles, if used, should be advanced to obtain support in the medium dense sand alluvium indicated to be present at depths of 30 to 35 feet. If grading activities take place during the winter months, clean granular material for use as structural fill and backfill should be imported. Alternatively, stabilizing the moisture in the native and existing fill soils with cement or lime can be considered.

Overall the submitted geotechnical report provides recommendations for geologic hazards, site preparation and grading, preload/surcharge, excavation, foundations, slab-on-grade construction, lateral earth pressures for wall design, drainage, utilities, and pavements (*Exhibit 9*). Staff recommends as a SEPA mitigation measure that project construction is required to comply with the recommendations found in the Geotechnical Engineering Study and Supplemental Site Exploration prepared by Terra Associates, Inc. (dated August 18, 2015 and August 31, 2015, respectively).

The applicant will be required to design a Temporary Erosion and Sedimentation Control Plan (TESCP).

Mitigation Measures: Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study and Supplemental Site Exploration prepared by Terra Associates, Inc. (dated August 18, 2015 and August 31, 2015, respectively; *Exhibits 11 & 12*).

Nexus: State Environmental Policy Act (SEPA) Environmental Review, RMC 4-3-050 Critical Areas Regulations, and RMC 4-4-060 Grading, Excavation, and Mining Regulations.

2. Water

a. Wetland, Streams, Lakes

Impacts: A Confirmation of Environmental Setting Report, prepared by Terracon Consultants, Inc. (dated August 14, 2015; *Exhibit 16*) was submitted with the project application materials. Information reviewed by Terracon was limited to available online resources and/or prior reports. The site is within the Black River and

¹ High Seismic Hazard (SH): Areas underlain by soft or loose, saturated soils. These soils generally have site classifications E or F, as defined in the International Building Code, 2012 (RMC 4-3-050G.5.d.ii).

specifically the Springbrook Creek drainage basin. This site is located generally at the high point of the area topography and the National Wetland Inventory (NWI) map did not identify a wetland area on or adjacent to the property. Freshwater Forested/Shrub wetlands and Freshwater Emergent wetlands were identified on the east-, west- and south-adjointing properties respectively, approximately 80 to 300 feet from the Property boundary. A wetland area was identified approximately 250 feet south-southeast of the property. A report entitled "Longacres Office Park, Surface Water Management Project, Conceptual Wetland Mitigation Plan" prepared by Shapiro and Associates, Inc. (dated August 1998) was prepared for a 164-acre parcel which included the subject property. According to the report, the site does not contain a wetland area. In addition, a flood insurance rate map (FIRM) for the Property identifies a 100-year floodplain, Zone AE, in close proximity to the northwestern Property boundary, which may extend onto the Property. The base flood elevation shown on the FIRM for Zone AE is 16 feet above mean sea level. Southern portions of the site are located within Zone X, outside the 100-year or 500-year flood zones. As such, Terracon infers that the information may be subject to change following a current review by a wetlands professional, if required. Terracon did not field verify the Shapiro Report findings and only provided a review of the third party work.

Terracon's review of the topographic map and visual observations of the property did not identify streams or lakes. Several areas of surface water were observed on the central portion of the property which appeared to be the result of seasonal rain events or surface water runoff. No readily apparent low-lying areas and/or wetlands are known to be or have been reported to be present on the property.

In summary, the Terracon report indicates that there are no wetlands, streams, or lakes on or immediately adjacent to the property based on a review of third party work and online resources.

According to the Flood Plain Hazard Data Map, the 100-year flood plain encroaches roughly 4,400 square feet onto the northwest portion of the site (northwest of Building C) and 44,000 square feet within the stormwater detention pond (*Exhibit 8*). The applicant is proposing to fill 2,500 cubic feet of fill within the northwest portion of the site and remove approximately 250,000 cubic feet of the 100-year flood plain from the stormwater pond. As such, compensatory volume is being provided in the footprint of the combination wetpond in Tract B, at the elevations above the overflow detention line.

Mitigation Measures: No further mitigation required.

Nexus: Not Applicable

b. Ground Water

Impacts: Groundwater was observed at a depth of five to thirteen feet below current site grades in the test pit excavations. Conepenetration test (CPT) data indicates groundwater within five to eight feet of the current surface. The groundwater seepage observed by the geotechnical engineer was likely representative of the groundwater table associated with the site.

Dissipation testing indicated the static groundwater table was at a depth of between five and eight feet. Based on the current topographic survey, this equates to approximately elevation 16. This is consistent with groundwater seepage identified throughout the site. The static groundwater level indicated likely represents the near seasonal high level that could be expected at the site. Based on the soil and groundwater conditions of the site, the property would be mapped as a High Seismic Hazard (SH).

Once stripping operations are complete, cut and fill operations would be initiated. The preliminary grading indicates the site would be filled by one to two feet to achieve building and access grades. Prior to placing fill, all exposed bearing surfaces should be observed by the geotechnical engineer to verify soil conditions are suitable for support of new fill or building elements. If excessively yielding areas are observed, and they cannot be stabilized in place by compaction, the affected soils should be excavated and removed to firm bearing and grade restored with new structural fill. If the depth of excavation to remove unstable soils is excessive, the use of geotextile fabrics, such as Mirafi 500X, or an equivalent fabric, could be used in conjunction with clean granular structural fill.

The geotechnical report states that if wet soils are encountered they will need to be dried by aeration during dry weather conditions. Otherwise the contractor should import a granular soil that can be used as structural fill. The moisture content of the soil at the time of compaction should be within 2% of its optimum, as determined by the American Society for Testing and Materials (ASTM) Test Designation D-698.

Mitigation Measures: No further mitigation required.

Nexus: Not Applicable

c. Stormwater

Impacts: The applicant submitted a Preliminary Drainage Report by Coughlin Porter Lundeen (dated August 21, 2015; *Exhibit 13*). The stormwater design for the project was based on the Development Agreement and supplemental amendments to that document between the City of Renton and The Boeing Company. This agreement has adopted the 1990 King County Surface Water Design Manual (KCSWDM). Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard, Existing Conditions. The proposed drainage system would include a new network of underground pipes, catch basins, curbs and gutter, to collect surface water runoff throughout the site and direct it to a detention/wet pond for water quality treatment and flow control. Runoff from the building roofs would be collected into roof drains and routed directly to the proposed detention/wet pond via pipe flow. Runoff from the new pond would be discharged to the north, into the previously developed Longacres Office Park drainage system within the Boeing property. From there the drainage flows into Springbrook Creek and ultimately the Duwamish River.

The proposed system would be developed to mitigate peak runoff rates through a single detention/wet pond. The calculated detention facility includes volume capacity for the 2-year and 10-year storm events, in accordance with the 2009 KC-SWDM Section 1.2.3.

The stormwater conveyance has been designed such that the 100-year flow is conveyed without overtopping the crown of the roadway (or drive aisle) or flooding any building. The preliminary design shows the following: 1) a combination of 12-inch to 24-inch storm drain pipes and sheet flow; 2) a 24-inch storm drain pipe would discharge into the detention wetpond (*Exhibit 14*); and 3) connection from the pond to the existing Longacres 48" storm system to the north. Final conveyance capacity conditions of proposed system would be analyzed and final pipe sizing will be performed with the final drainage system design in accordance with Chapter 4 of the City of Renton Amendments to the KCSWDM.

A Construction Stormwater Permit (NPDES) from the Department of Ecology is required for sites over an acre.

Mitigation Measures: No further mitigation required.

Nexus: Not Applicable

3. Vegetation

Impacts: The property was previously cleared for the former sports racing track land use. The site has been vacant for a number of years and the condition is now open field covered with moderate growth of brush, weeds, grass and sporadic trees. The existing trees onsite were either planted with the previous development, or are volunteers that have since grown on the site. The majority of the existing trees are Cottonwood and Lombardy Poplars. Both species have been identified by the landscape architect as short lived, weak wooded tree species that are considered to be unsuitable for the built environment due to the very invasive root systems (*Exhibit 17*). These species can often result in unnecessary damage to paved surfaces and underground utilities and/or may become hazardous concerns during a heavy storm event. Other onsite tree species include Acacia, Cedar, Spruce, and Alder along with other deciduous trees located immediately off-site.

There are 53 significant trees that intermittently appear on parcels 088670-0150, -0190, while parcels -0090 and -0100 have very few existing trees. The applicant is proposing to retain seven (7) priority three trees

(RMC 4-4-130H.1.b) as part of the site plan review process. Significant tree preservation is proposed within the project perimeters of the site. The retained trees are as follows: two 28" cottonwood trees along the western property line, one 27" alder near the southwest property line, three poplar trees along the west property line (2' clump, 15" and 23"), and one 39" poplar near the southwest corner of the detention wetpond. In order to comply with the tree retention requirements to retaining a minimum of 10 percent (10%) of existing significant trees in commercial zones, the applicant would be required to retain up to 5.3 significant trees onsite. The applicant meets the tree retention requirements by retaining a total of 7 existing significant trees throughout the site (*Exhibit 5*). The balance of the trees would be removed due to unsuitable species or due to site grading constraints (for example: 2 feet of fill is proposed in most areas).

The applicant is proposing to replant the site with 178 canopy trees (American sweet gum, red oak, gold falls zelcova), 68 columnar trees (bowhall red maple, columnar tulip tree), 167 small deciduous trees (vine maple, paperbark maple, flowering dogwood, quaking aspen), 15 weeping Alaska cedar, 51 shore pine, 110 Douglas fir, and 55 excelsa cedar trees. All new landscaping would be covered with 2" depth of mulch and would receive a fully automatic irrigation system. The detention wetpond tract (Tract B) would receive a temporary irrigation system. The applicant is also proposing to plant native shrubs, accent shrubs, groundcover plants, perennial/ornamental grasses, sod lawn, native hydroseed with wildflower mix, and hydroseed throughout the site. Around the perimeter of the site, the landscaping plan includes a 4" depth 3/8" minus crushed rock over filter fabric walking trail. As proposed, the landscaping plan's plant schedule does not distinguish tree count between the listed canopy trees, columnar trees, or small deciduous trees. In addition, the landscaping plan should be designed to include the other onsite amenities, such as signage and lighting. A final detailed landscape plan must be submitted and approved prior to issuance of the street and utility construction permits; this will become a recommended condition of approval during Hearing Examiner site plan review.

The preliminary landscaping calculations include the following elements throughout the site plan: 1) Frontage buffer along SW 27th St: 40,019 SF; 2) Green River Valley Wildlife Habitat Corridor: 27,203 SF; 3) Utility easement open space: 47,493 SF; 4) Perimeter landscaping: 71,538 SF (includes a 10-foot buffer on the west, east and southwest property lines, a 20-foot buffer on the north property line, and a 15-foot buffer on the southeast property line); 5) Parking lot landscaping: 34,821 SF; and 6) Additional site landscape area: 40,019 SF. Additional landscaping analysis will be included in the Hearing Examiner Staff Report.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

4. Noise

Impacts: Existing noise within the vicinity of the subject site is primarily composed of trains and vehicles from SW 27th St to either the Tukwila Sound Transit Station at 7301 Longacres Way in Tukwila, the Federal Reserve Bank at 2700 Naches Ave SW, or the Bank of America Operations Center at 2985 Naches Ave SW. Temporary construction noise is anticipated as a result of the subject project. Based on the provided construction mitigation description, the applicant has indicated that construction is anticipated to begin in December 2015 with a completion date of June 2017. At this time, the applicant has indicated that construction work would occur from 6:00 a.m. to 10:00 p.m. on Monday through Friday and from 6:00 a.m. to 6:00 p.m. on Saturday (*Exhibit 18*) which is outside the City of Renton permitted construction hours of 7:00 a.m. to 8:00 p.m. on Monday through Friday, and Saturday by permission only. Final construction hours will be determined by the City at the preconstruction meeting. The site is surrounded by commercial development. No excessive levels of noise are expected to be generated during the operation of the completed project.

Mitigation Measures: No further mitigation required.

Nexus: Not Applicable

5. Transportation

Impacts: The subject site fronts onto SW 27th St and Oakesdale Ave SW. The applicant submitted a Traffic Impact Analysis completed by TENW (dated August 21, 2015; *Exhibit 15*). The memorandum included information that the proposed project is estimated to generate a total of 3,178 new weekday daily trips with 485 new trips occurring during the weekday AM peak hour (427 entering, 58 exiting), and 437 new trips occurring during the weekday PM peak hour (74 entering, 363 exiting). Based on the results of a traffic operations analysis at the offsite study intersections (Naches Ave SW / SW 27th St and Oakesdale Ave SW / SW 27th St), the study intersections currently operate at LOS A and B, and are expected to continue to operate at LOS B in 2017 with the proposed project. More specifically, the Naches Ave SW / SW 27th St intersection is expected to operate at LOS A in 2017 without the project and LOS B with the proposed project. The Oakesdale Ave SW / SW 27th St intersection is expected to operate at LOS B in 2017 without or with the proposed project and no significant adverse transportation impacts are anticipated with the proposed Longacres Business Center Phase II development.

The proposed site access on SW 27th Street would form a new north leg (private access road) to the existing all-way stop controlled intersection at Naches Ave SW / SW 27th Street. The applicant is proposing to retain the existing all-way stop intersection under its current status with only minor revisions associated with creating the new north leg of the intersection for site access. It is anticipated that the intersection would be modified to its ultimate configuration in the future when SW 27th is extended to the west to connect with Strander Blvd. Alternatively, the westbound lanes of SW 27th St may be opened up by relocating the existing restrictive c-curbing in order to allow a dedicated right-turn lane into the site at Naches Ave SW.

The applicant is proposing a full access driveway on Oakesdale Ave SW in order to allow all turn movements and be configured with separate outbound left and right turn lanes. A center two-way left turn lane exists on Oakesdale Ave SW which would provide a left turn lane for traffic entering the site and a center refuge lane for traffic exiting the site. It is estimated that this location would expect to operate at LOS C or better in 2017 with the proposed project. The results of the traffic analysis show that no major improvements, such as signalization, are needed at either site access locations.

The right-of-way (ROW) width on SW 27th St is 90 feet, SW 27th Street requires 91 feet of ROW or 0.5 feet of dedication. A sidewalk was recently constructed on the north side of SW 27th St and it currently serves both pedestrians and bicyclists until a separated multi-use trail is constructed on the north side of SW 27th St. Construction of the multi-use trail would be in coordination with the City of Renton Transportation Division for location, layout, connection to light rail station, and in accordance with the adopted Trails Plan. Street frontage improvements on SW 27th Street would include an ADA accessible sidewalk ramp at the northwest corner of the Naches Ave SW / SW 27th St intersection.

The road standards for Oakesdale Ave SW include a 103-foot ROW that includes the following improvements: 8 feet of sidewalks, 8 feet planter strip, curb and gutter and 8 foot parking lanes with 5 foot bike lanes and street lighting. These standards would trigger 6 ½ feet of ROW dedication on Oakesdale Ave SW. The applicant has submitted a street modification in order to provide an uninterrupted on-site pedestrian trail and continuous native landscaping. One of the written justifications listed by the applicant for this exemption from the identified standards is to allow for improved landscape screening of the project. For a modification to be granted, the project must also comply with the decision and design criteria stipulated in RMC 4-9-250D.2.

It is anticipated that the proposed project would not significantly or adversely impacts the City of Renton's street system, subject to the payment of code-required impact fees and the construction of code-required (or approved modifications of) frontage improvements (*Exhibit 21*). The fee, as determined by the Renton Municipal Code at the time of building permit issuance, shall be payable to the City.

A concurrency recommendation will be provided in the staff report to the Hearing Examiner based upon the test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested

Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation. The development will have to meet the City of Renton concurrency requirements.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

6. Fire & Police

Impacts: Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development with 150 calls for service estimated annually by the Renton Police Department. The development is subject to the construction of code-required improvements and the payment of code-required impact fees (*Exhibit 21*).

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

E. 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 listed under *Exhibit 21* "Advisory Notes to Applicant."

✓ **Copies of all Review Comments are contained in the Official File and may be 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 October 9, 2015. 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.

TITLE
LONGACRES
BUSINESS
CENTER
BUILDING C
SW 27TH ST & MACHES AVE SW



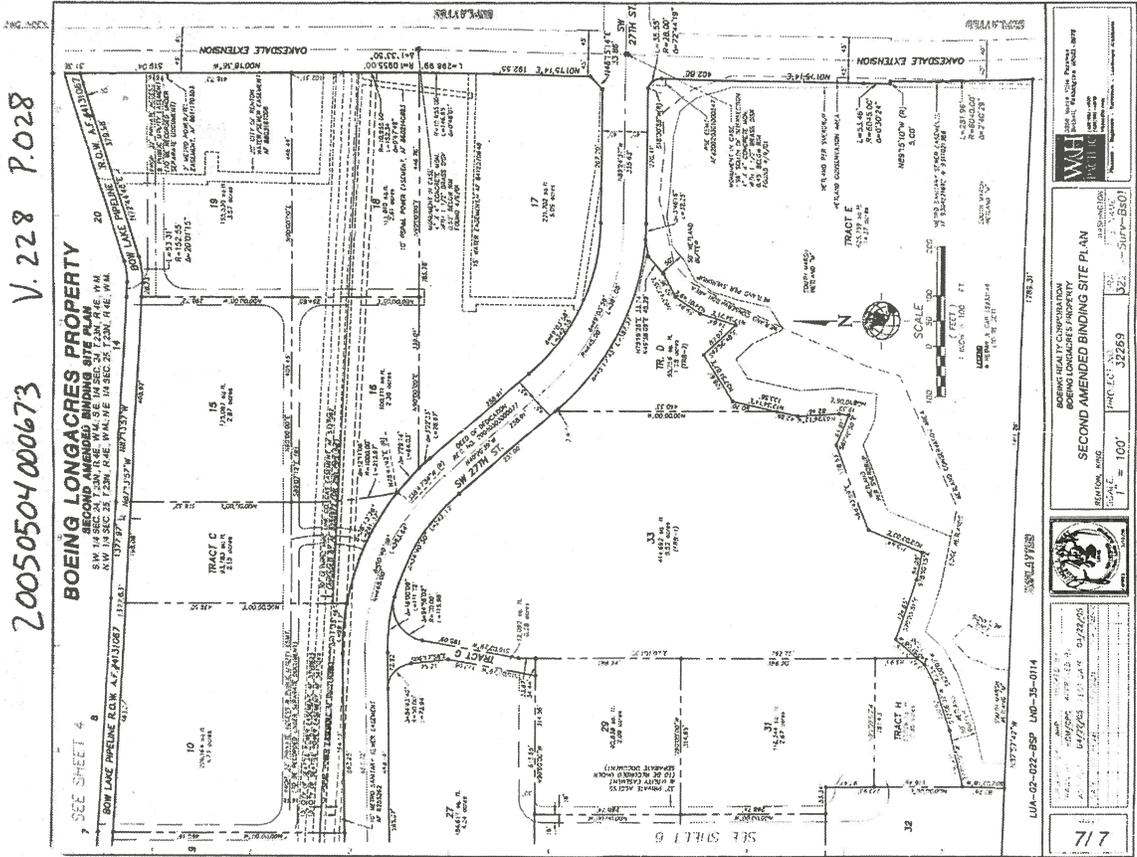
CONSULTANT

ISSUED:	MARK:	DATE:	DESCRIPTION:
		02/2016	SITE PLAN REVIEW

PROJECT NUMBER	RYMAN151504
DRAWN BY	DK
ISSUE DATE	02/2016
SCALE	

SHEET TITLE NUMBER
BOEING SECOND
AMENDED BINDING SITE
PLAN

A1.4



20050504000673 V. 228 P.028

NOTE: FOR REFERENCE ONLY

BSF-02-02A

EXHIBIT 3



CONSULTANT

ISSUED:	MARK	DATE	DESCRIPTION
		02/20/05	SITE PLAN REVIEW

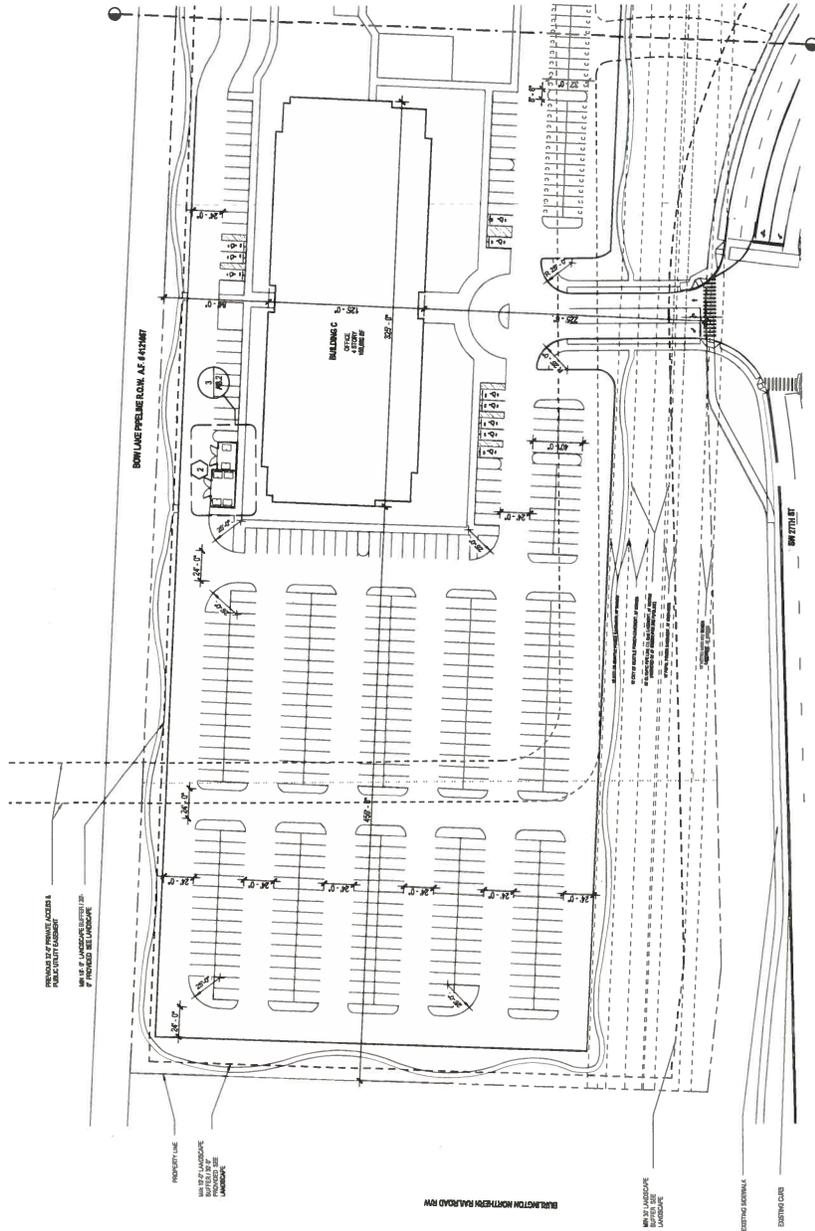
PROJECT NUMBER	RYAN/LS/004	CK
DRAWN BY		02/20/05
ISSUE DATE		
SEAL		

SHEET TITLE / NUMBER
BUILDING C

A1.2

KEYNOTES

- 1 BME ENCLOSURE
- 2 REFERENCE ENCLOSURE

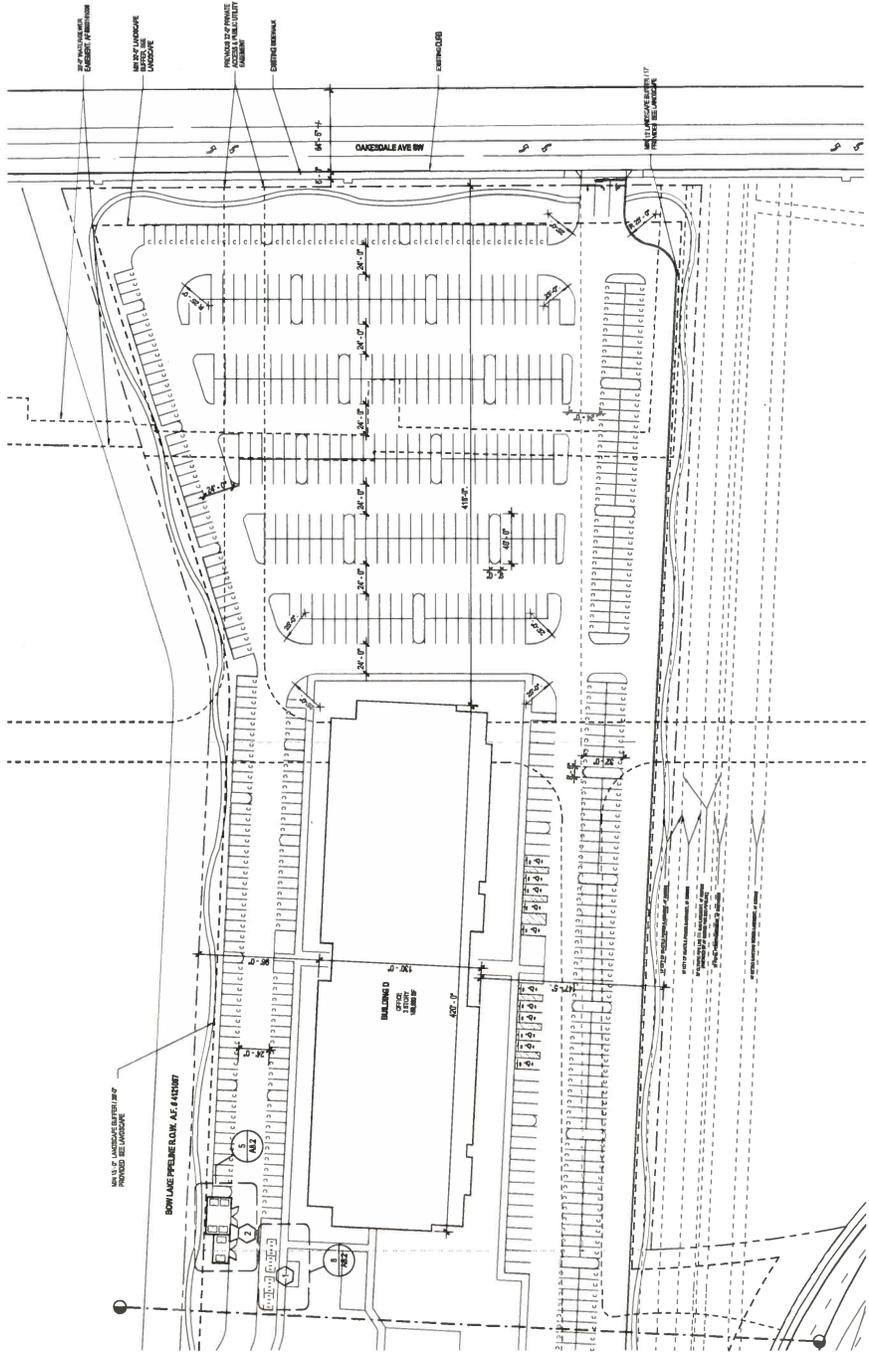


1 SITE PLAN - BUILDING C
11-02-07

KEYNOTES

- 1 BIKE ENCLASURE
- 2 REFUSE/RECYCLE ENCLASURE

TITLE LONGACRES BUSINESS CENTER BUILDING C SW 27TH ST & MACHES AVE SW				CONSULTANT	
ISSUED: MARK DATE DESCRIPTION 6/2/2016 SITE PLAN REVIEW		PROJECT NUMBER RYAN/13.03A		DRWING BY CK	
ISSUE DATE 6/2/2016		ISSUE DATE 6/2/2016		SCALE 1" = 48'	
SHEET TITLE / NUMBER BUILDING D		A1.3			



1 SITE PLAN - BUILDING D
1" = 48'

**LONGACRES
BUSINESS
CENTER**

SW 27TH ST & MICHIGAN
AVE SW



Brumbaugh & Associates

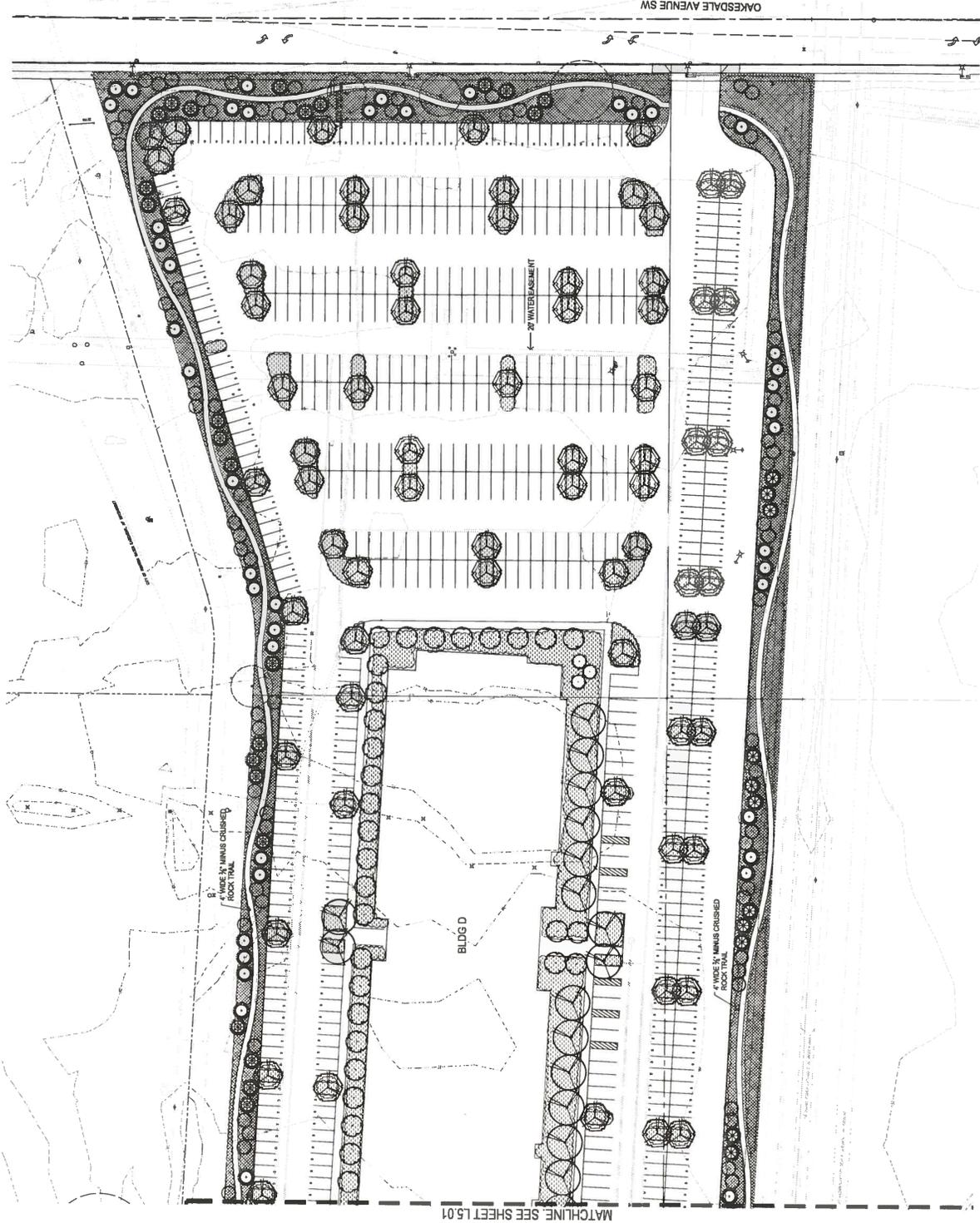
Landscape Architecture
600 North 85th Street, Suite 102
Tulsa, Oklahoma 74114
Telephone 918 482 3550
Facsimile 918 482 3675

PROJECT NUMBER: 2015-002-001
DATE: 08/20/2015



**PRELIMINARY
LANDSCAPE PLAN**

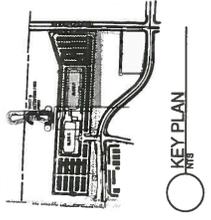
L5.02



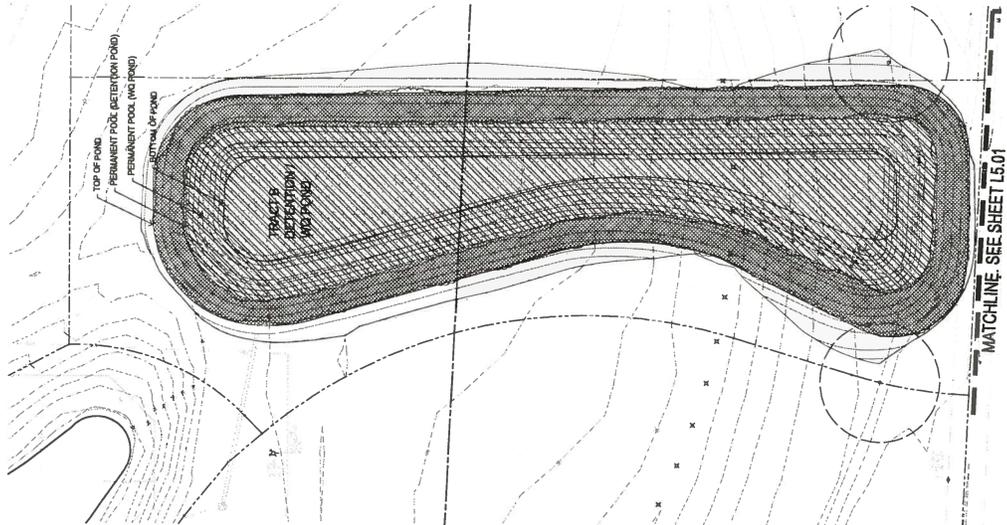
MATCHLINE SEE SHEET L5.01

1 LANDSCAPE PLAN

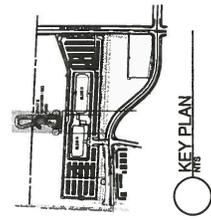
SCALE: 1" = 30' - 0"



KEY PLAN



1 LANDSCAPE PLAN - TRACT B DETENTION / WQ POND



LONGACRES BUSINESS CENTER	SW 27TH ST & MACHES AVE SW		Brumbaugh & Associates Landscape Architecture 600 North 48th Street, Suite 102 Phoenix, AZ 85018 Telephone: 208 782 8550 Facsimile: 208 782 3875	06.17.2015 SITE PLAN REVIEW - PRELIM 08.28.2015 SITE PLAN REVIEW SUBMITTAL	PROJECT NUMBER: 275-10262015 COUNTY: MARICOPA SHEET DATE: 08/17/2015		PRELIMINARY LANDSCAPE PLAN - TRACT B DETENTION / WQ POND	L5.03
--	-------------------------------	--	--	---	--	---	---	--------------

**LONGACRES
BUSINESS
CENTER**

SW 27TH ST & MICHES
AVE SW



Brumbaugh & Associates

Landscaping Architecture
600 Mich. Ave. Street, Suite 102
Spokane, WA 99103-3828
Telephone 509 762 3650
Facsimile 509 762 3674

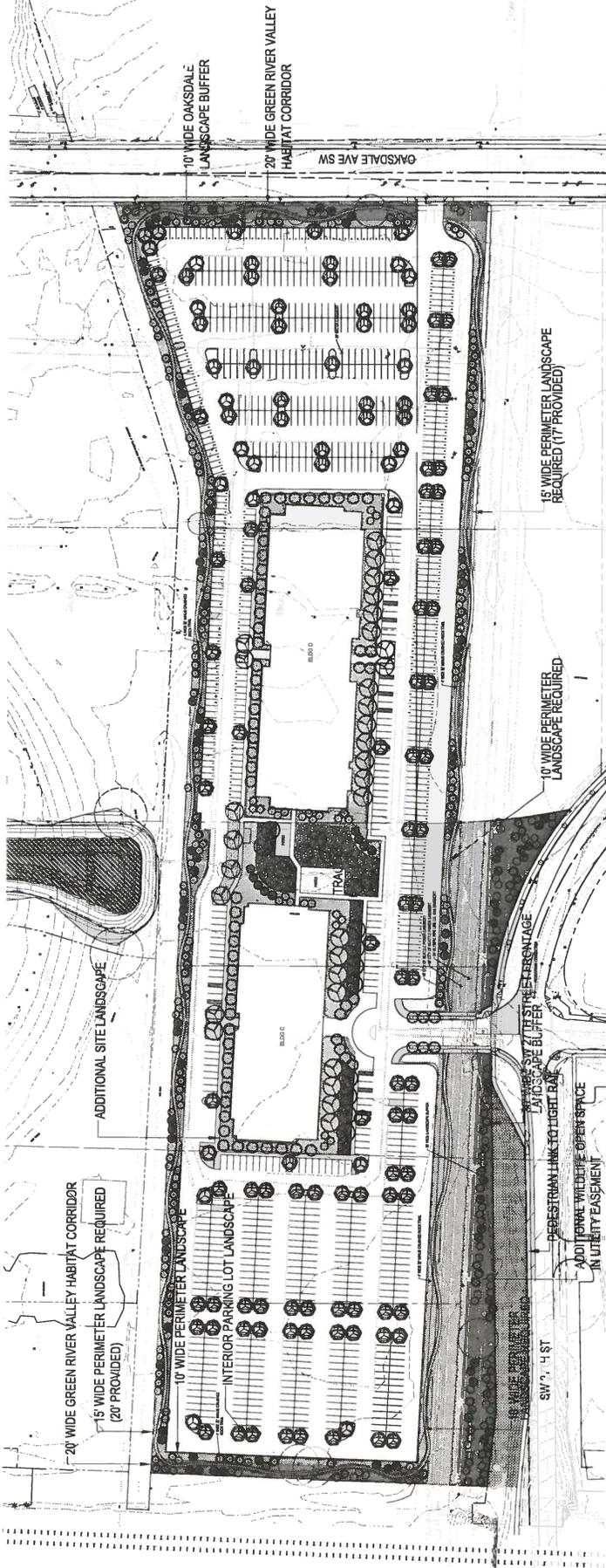
PROJECT NO. 10-0000-0000
DATE 06/17/2015 SITE PLAN REVIEW - PRELIM
06/28/2015 SITE PLAN REVIEW SUBMITTAL

PROJECT NUMBER 2015-1000000
DRAWN BY MLW
CHECKED BY MLW
DATE 06/17/2015



PRELIMINARY
LANDSCAPE CODE
COMPLIANCE PLAN

L5.05



PRELIMINARY LANDSCAPE CALCULATIONS

*NOTE: PERIMETER LANDSCAPE WILL ALSO FUNCTION AS WILDLIFE HABITAT CORRIDOR

GREEN RIVER VALLEY WILDLIFE HABITAT CORRIDOR REQUIRED GREEN RIVER VALLEY WILDLIFE HABITAT (2% OF SITE AREA): 15,278 SF PROVIDED GREEN RIVER VALLEY WILDLIFE HABITAT: 27,203 SF (4%)	PERIMETER LANDSCAPE AREA: REQUIRED 10' ON WEST PROPERTY: REQUIRED 15' ON NORTH PROPERTY: REQUIRED 15' AT SE PROPERTY: REQUIRED 10' ON OAKSDALE AVE SW: TOTAL PROVIDED PERIMETER LANDSCAPE: 71,538 SF
PARKING LOT LANDSCAPE PROVIDED PARKING LOT AREA: 402,416 SF REQUIRED PARKING LOT LANDSCAPE (6% OF PARKING LOT AREA): 20,121 SF PROVIDED PARKING LOT LANDSCAPE: 34,821 SF (9%)	FRONTAGE BUFFER REQUIRED: 30' FRONTAGE BUFFER ON SW 27TH STREET PROVIDED FRONTAGE BUFFER: 40,019 SF
PROVIDED ADDITIONAL SITE LANDSCAPE AREA: 71,827 SF	PROVIDED ADDITIONAL WILDLIFE OPEN SPACE IN UTILITY EASEMENT: 47,493 SF
TOTAL SITE AREA: 763,905.8 SF	TOTAL ON SITE LANDSCAPE AREA: 292,901 SF (38% OF SITE AREA)

1 LANDSCAPE CODE COMPLIANCE PLAN



CONSULTANT

ISSUED:	MARK	DATE	DESCRIPTION	BY	DATE	DESCRIPTION

PROJECT NUMBER	RYAN 15.31M
DRAWN BY	CR
ISSUE DATE	ME/02/15
SCALE	

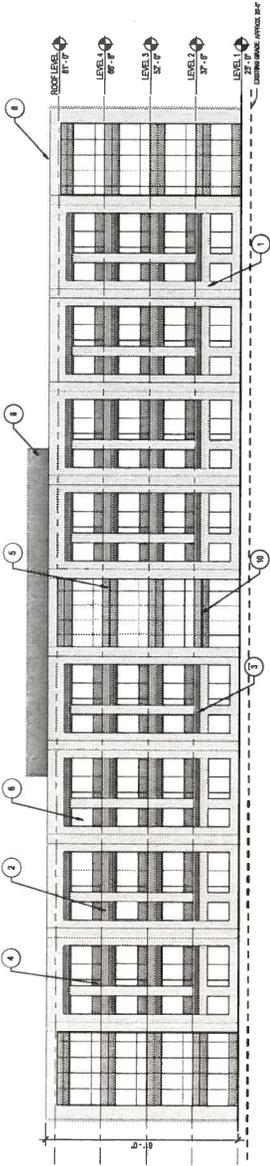
SHEET TITLE / NUMBER
EXTERIOR ELEVATIONS

A4.1

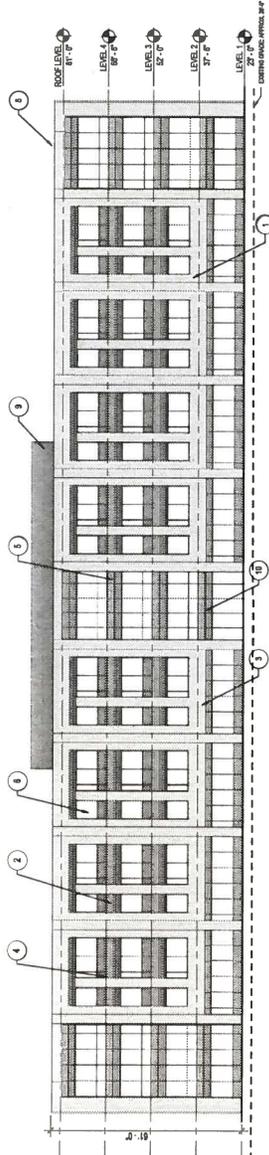
© 2015 COLLMANCOERMAN. ALL RIGHTS RESERVED

KEYNOTES

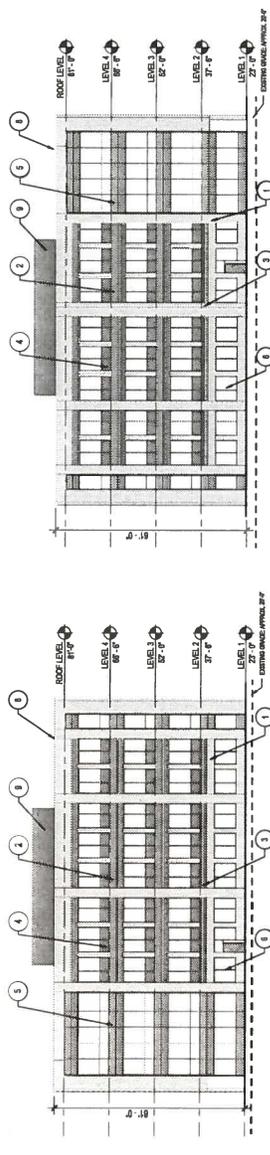
- 1 PAINTED CONCRETE - COLOR 1
- 2 PAINTED CONCRETE - COLOR 2
- 3 FORMLITE
- 4 SPANDREL GLASS - COPPER
- 5 SPANDREL GLASS - GREY
- 6 VISION GLASS
- 7 METAL PANEL - BRONZE
- 8 THROUGH-GLASS ROOF - GREY
- 9 MECHANICAL SCREENING
- 10 ENTRY CANOPY - BRONZE



5 EXTERIOR ELEVATION - BOW LAKE (NORTH) ELEVATION
1/8" = 1'-0"



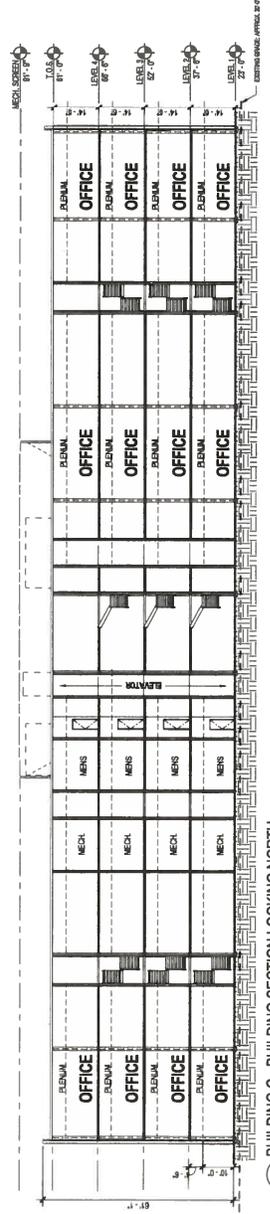
4 EXTERIOR ELEVATION - SW 27TH ST. (SOUTH) ELEVATION
1/8" = 1'-0"



3 EXTERIOR ELEVATION - OAKESDALE AVE. SW (EAST) ELEVATION
1/8" = 1'-0"



2 EXTERIOR ELEVATION - BNSF RAILROAD (WEST) ELEVATION
1/8" = 1'-0"



1 BUILDING C - BUILDING SECTION LOOKING NORTH
1/8" = 1'-0"



CONSULTANT

ISSUED:	MARKET:	DATE:	DESCRIPTION:
	MEZ02B1		SITE PLAN REVIEW

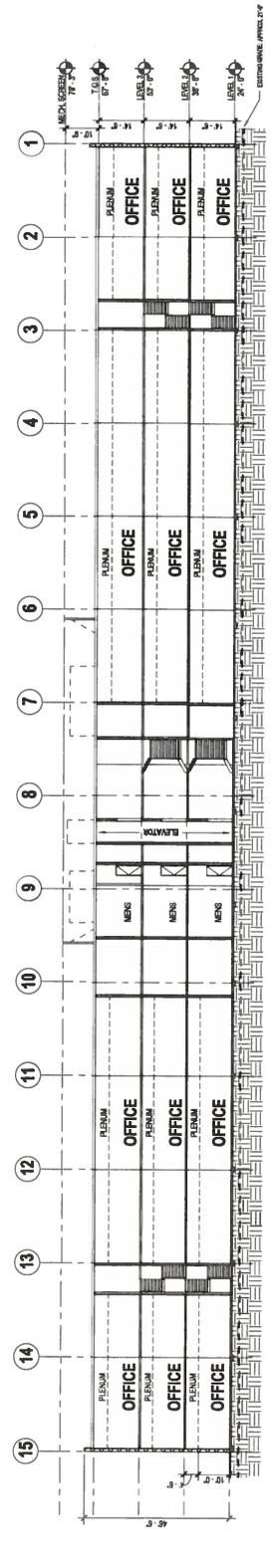
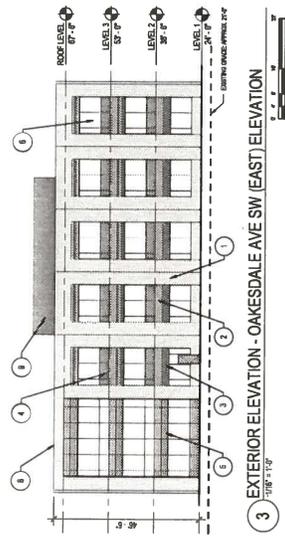
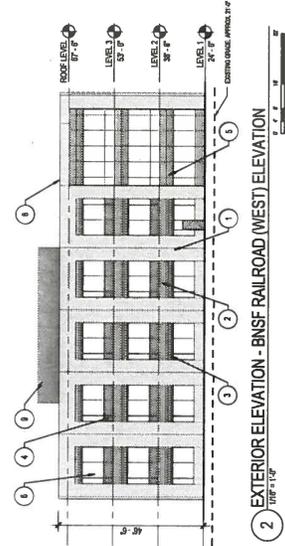
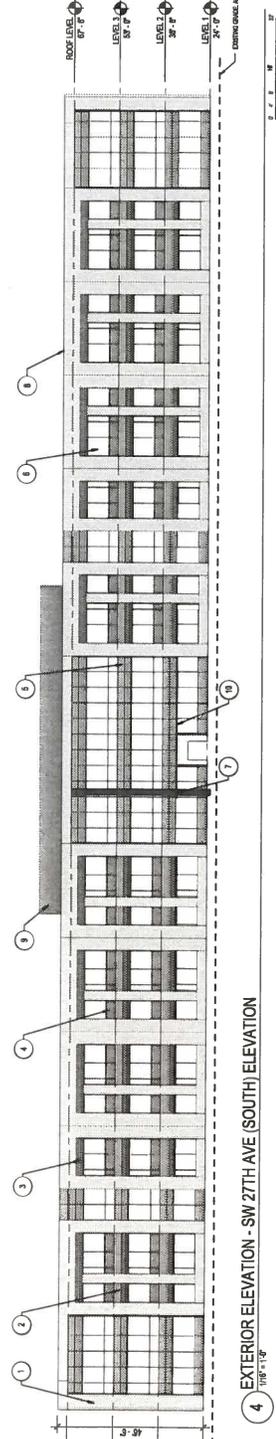
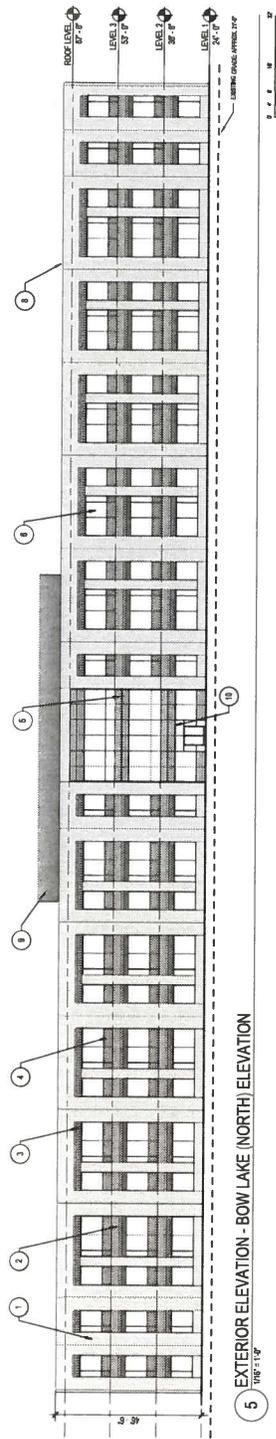
PROJECT NUMBER:	RYAN0113.00A
DRAWN BY:	CR
ISSUE DATE:	06/22/15
SCALE:	

SHEET TITLE / NUMBER
EXTERIOR ELEVATIONS

A4.2

KEYNOTES

- 1 PAINTED CONCRETE - COLOR 1
- 2 PAINTED CONCRETE - COLOR 2
- 3 FORMLINER
- 4 SPANDREL GLASS COPPER
- 5 SPANDREL GLASS GREY
- 6 VISION GLASS
- 7 METAL PANEL - BRONZE
- 8 TPO MEMBRANE ROOF - GREY
- 9 MECHANICAL SCREENING
- 10 ENTRY CANOPY - BRONZE





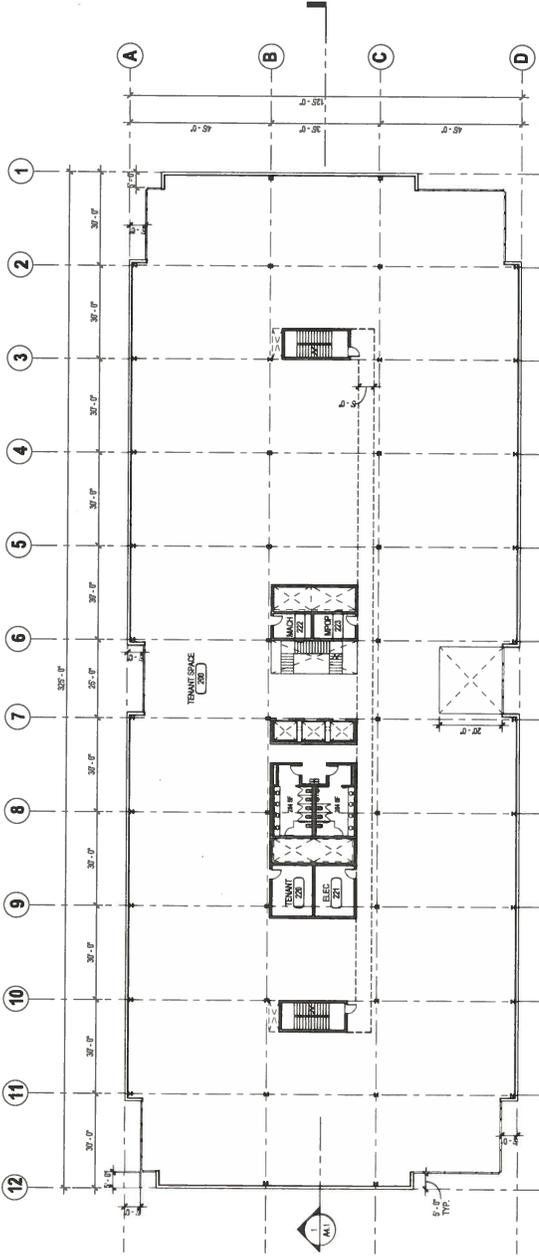
CONSULTANT

ISSUED:	MARKET:	DATE:	DESCRIPTION:	SHEET:
				PLAN/REVIEW

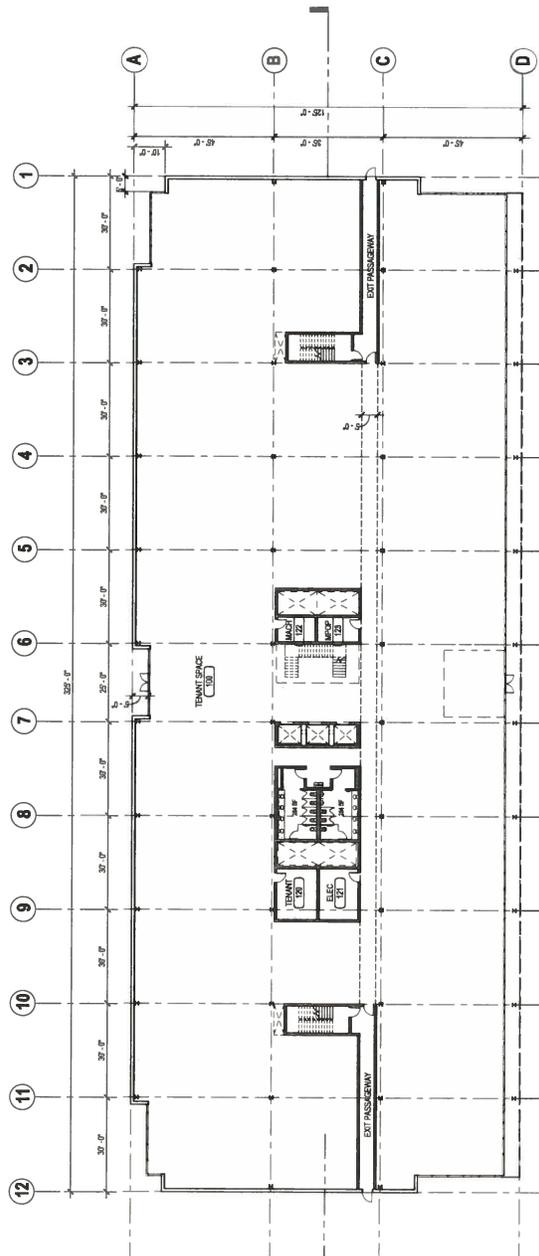
PROJECT NUMBER:	RYAN/151504	CR
DRAWN BY:		
ISSUE DATE:		
SCALE:		

SHEET TITLE/NUMBER
LEVEL 1 & 2 - OVERALL
FLOOR PLAN

A2.1



2 LEVEL 2 - OVERALL FLOOR PLAN
10'-0" = 1"



1 LEVEL 1 - OVERALL FLOOR PLAN
10'-0" = 1"

EXHIBIT 7



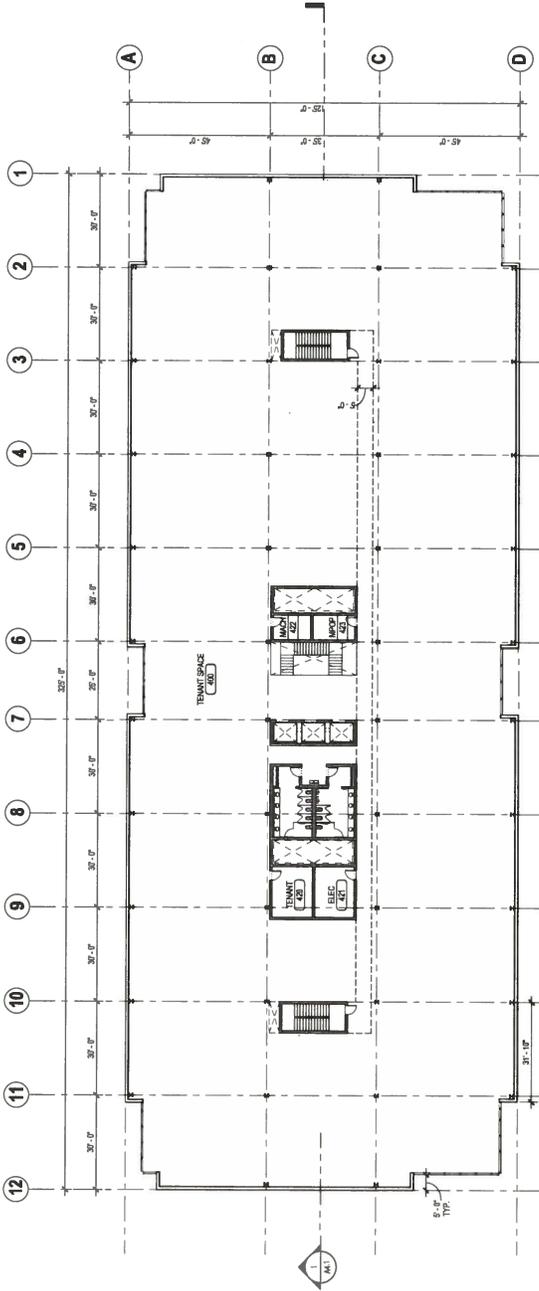
CONSULTANT

ISSUED:	MARK	DATE	DESCRIPTION
		06/20/15	SITE PLAN REVIEW

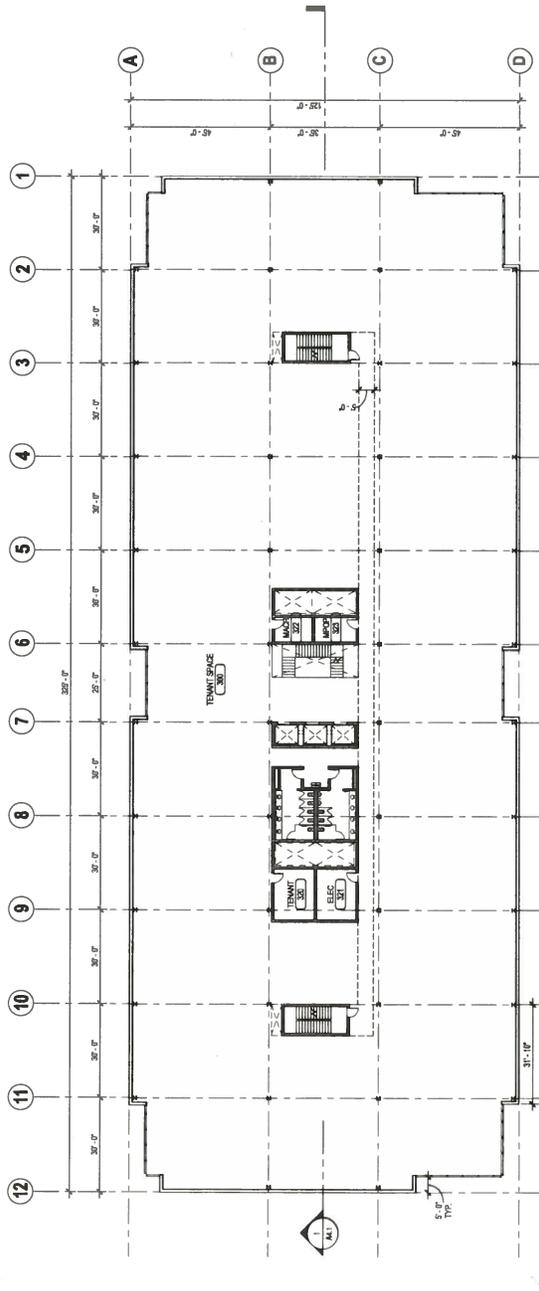
PROJECT NUMBER	RYAN-15-004	DR
DRAWN BY		
ISSUE DATE	06/20/15	
SEAL		

SHEET TITLE NUMBER
**LEVEL 3 & 4 - OVERALL
FLOOR PLAN**

A2.2



2 LEVEL 4 - OVERALL FLOOR PLAN
100% = 1/8"



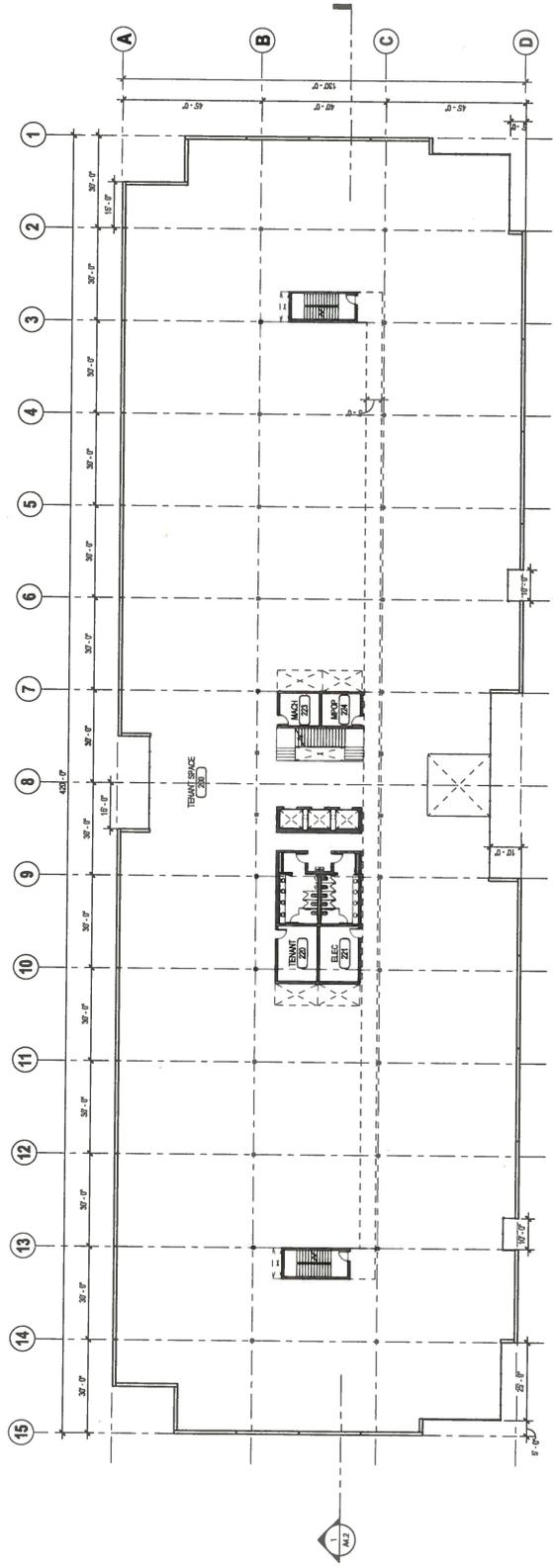
1 LEVEL 3 - OVERALL FLOOR PLAN
100% = 1/8"



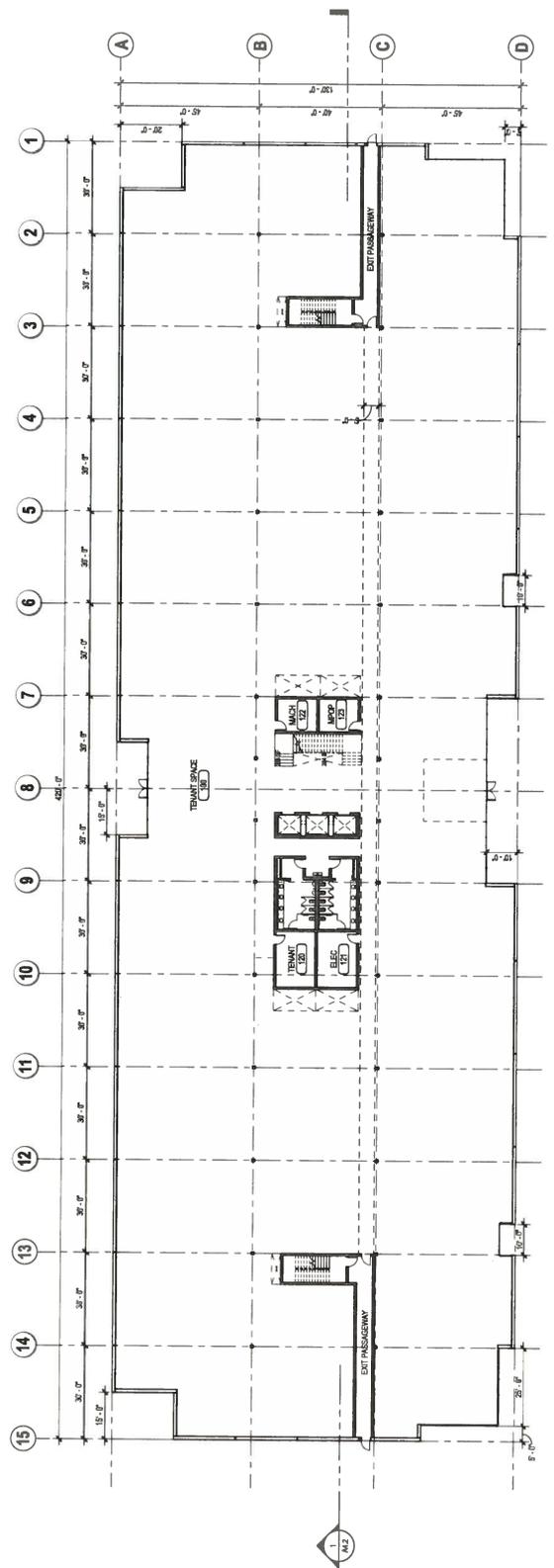
MARK	DATE	DESCRIPTION
01/20/15		SITE PLAN REVIEW

PROJECT NUMBER	RIVIER LESBO
DRAWN BY	CR
ISSUE DATE	01/20/15
SCALE	

SHEET TITLE / NUMBER	LEVELS 1 & 2 - OVERALL FLOOR PLAN
----------------------	--------------------------------------



2 BLG D - LEVEL 2 - OVERALL FLOOR PLAN
1/8" = 1'-0"



1 BLG D - LEVEL 1 OVERALL FLOOR PLAN
1/8" = 1'-0"



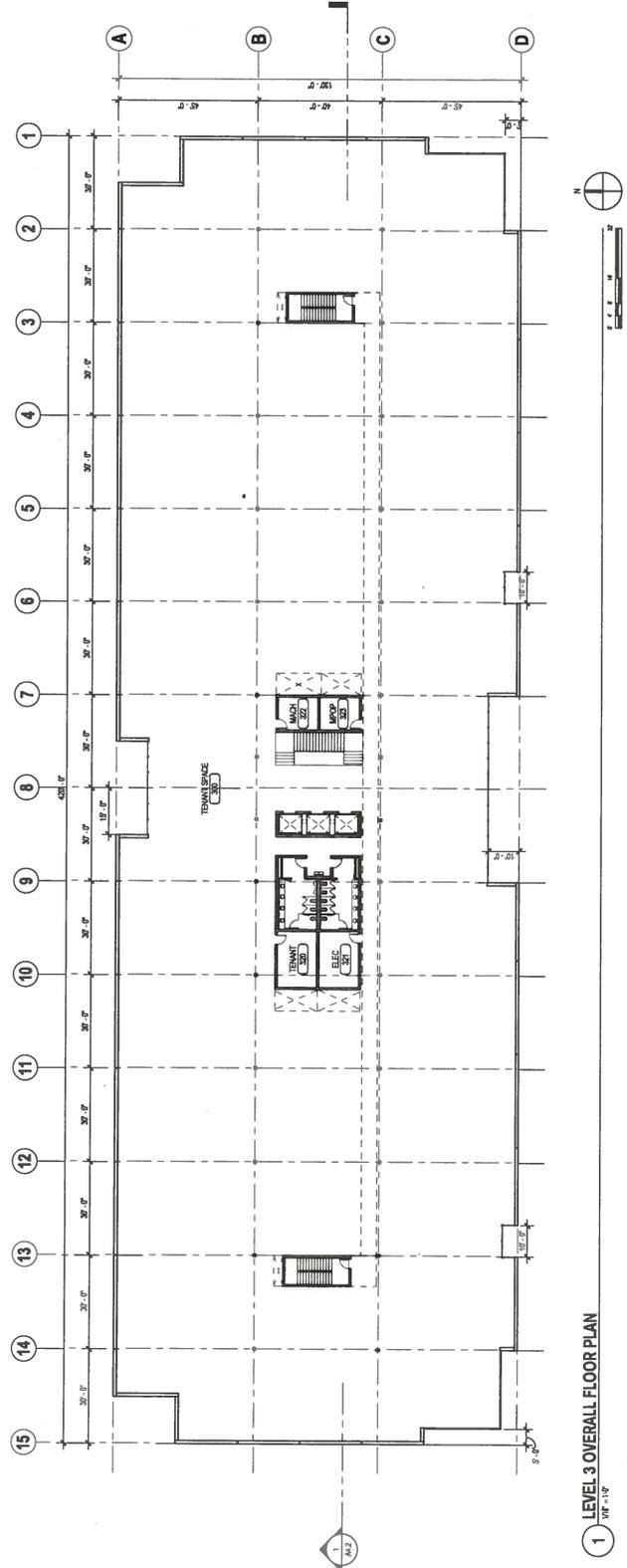
CONSULTANT

ISSUED:	MARK	DATE	DESCRIPTION
			SITE PLAN REVIEW

PROJECT NUMBER	RYAN/0115/00A
DRAWN BY	CK
ISSUE DATE	08/20/05
SCALE	

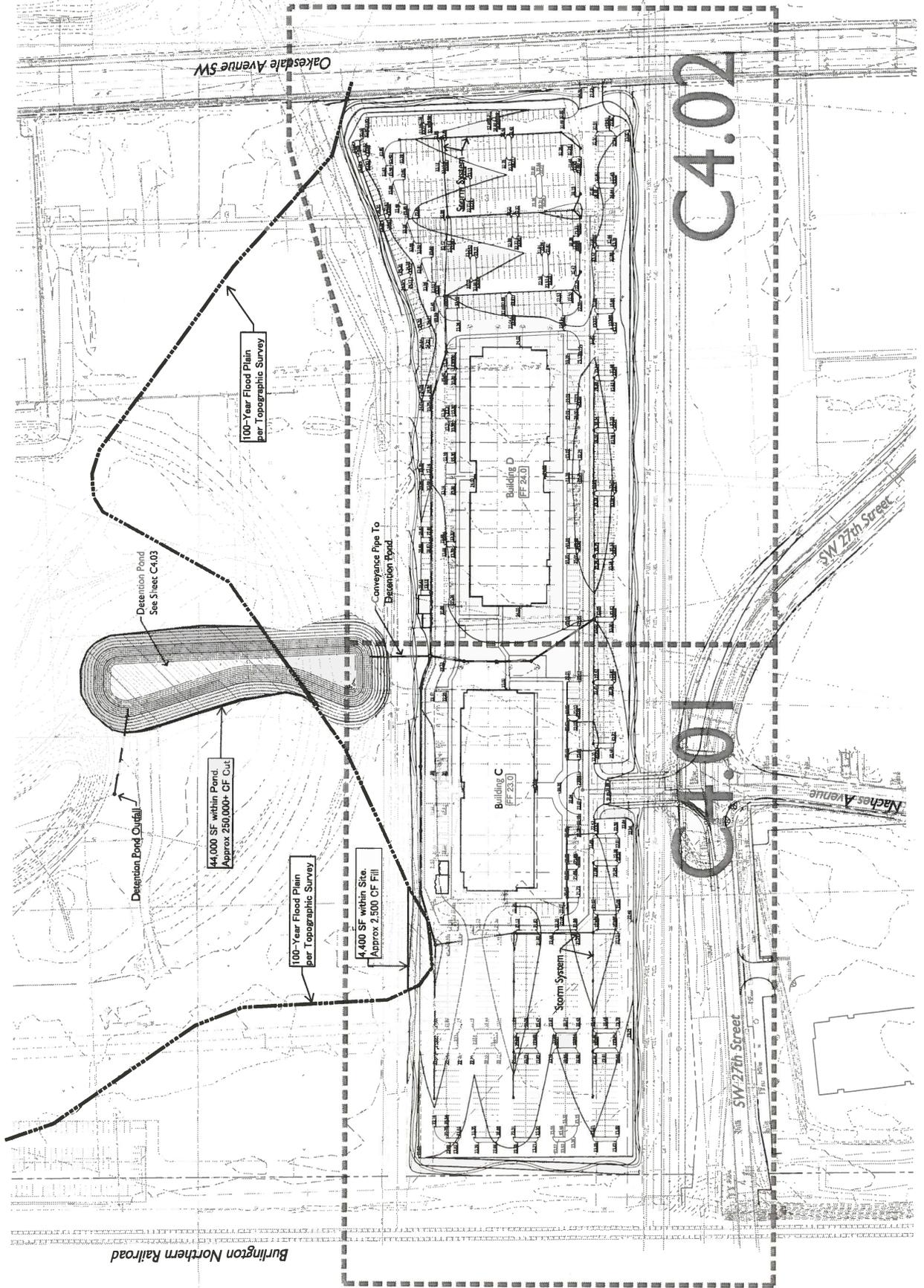
SHEET TITLE NUMBER	
LEVEL 3 - OVERALL	
FLOOR PLAN	

A2.2



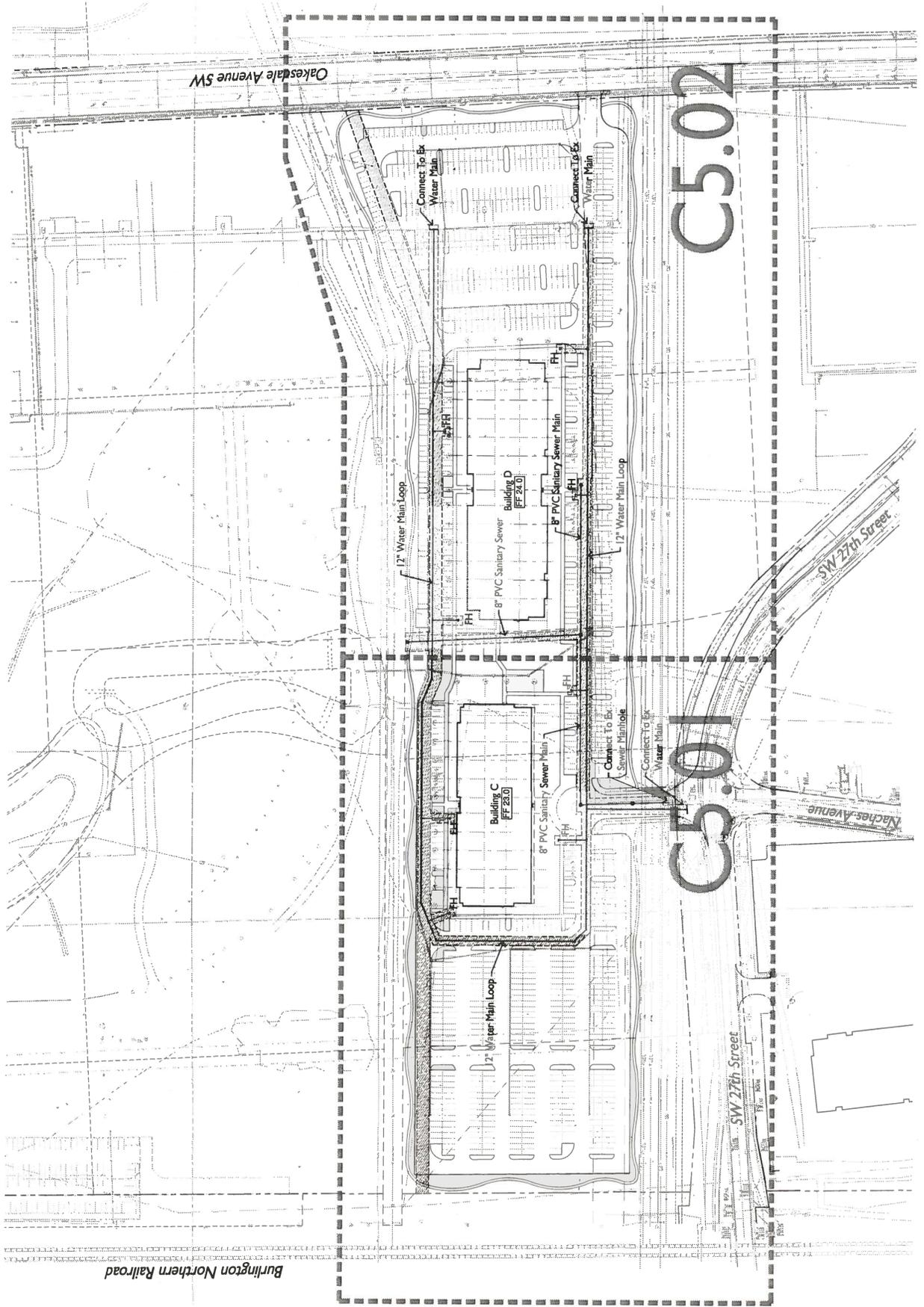
1 LEVEL 3 OVERALL FLOOR PLAN
HP-117

Call before you dig
811
 Dig 8-1-1
 1-800-424-5555
 UNDERGROUND
 SERVICE (USA)
 SCALE 1"=60'



TITLE LONGACRES BUSINESS CENTER		SW 27TH ST & MACHES AVE SW		 RYAN SURVEYING & ENGINEERING		CONSULTANT COUGHLIN PORTER LUNDEEN		801 SECOND AVENUE, SUITE 900 SEATTLE, WA, 98104 P. 206.443.2400 F. 206.443.2411 A CONSULTING STRUCTURAL ENGINEERING CORPORATION		ISSUED: REVISIONS DATE DESCRIPTION 1 11/15/11 SITE PLAN REVIEW		PROJECT NUMBER 11-000000-0000-0000-0000		PATTERN 0000	
OWNER LONGACRES		ISSUE DATE 11/15/11		SCALE AS SHOWN		PROJECT NUMBER 11-000000-0000-0000-0000		PATTERN 0000		OWNER LONGACRES		ISSUE DATE 11/15/11		SCALE AS SHOWN	
SHEET TITLE / NUMBER Flood Hazard Data Map															

Call before you dig 8-1-1
 800-4-A-SEES
 UNDERGROUND
 SERVICE (USA)
 SCALE 1"=60'

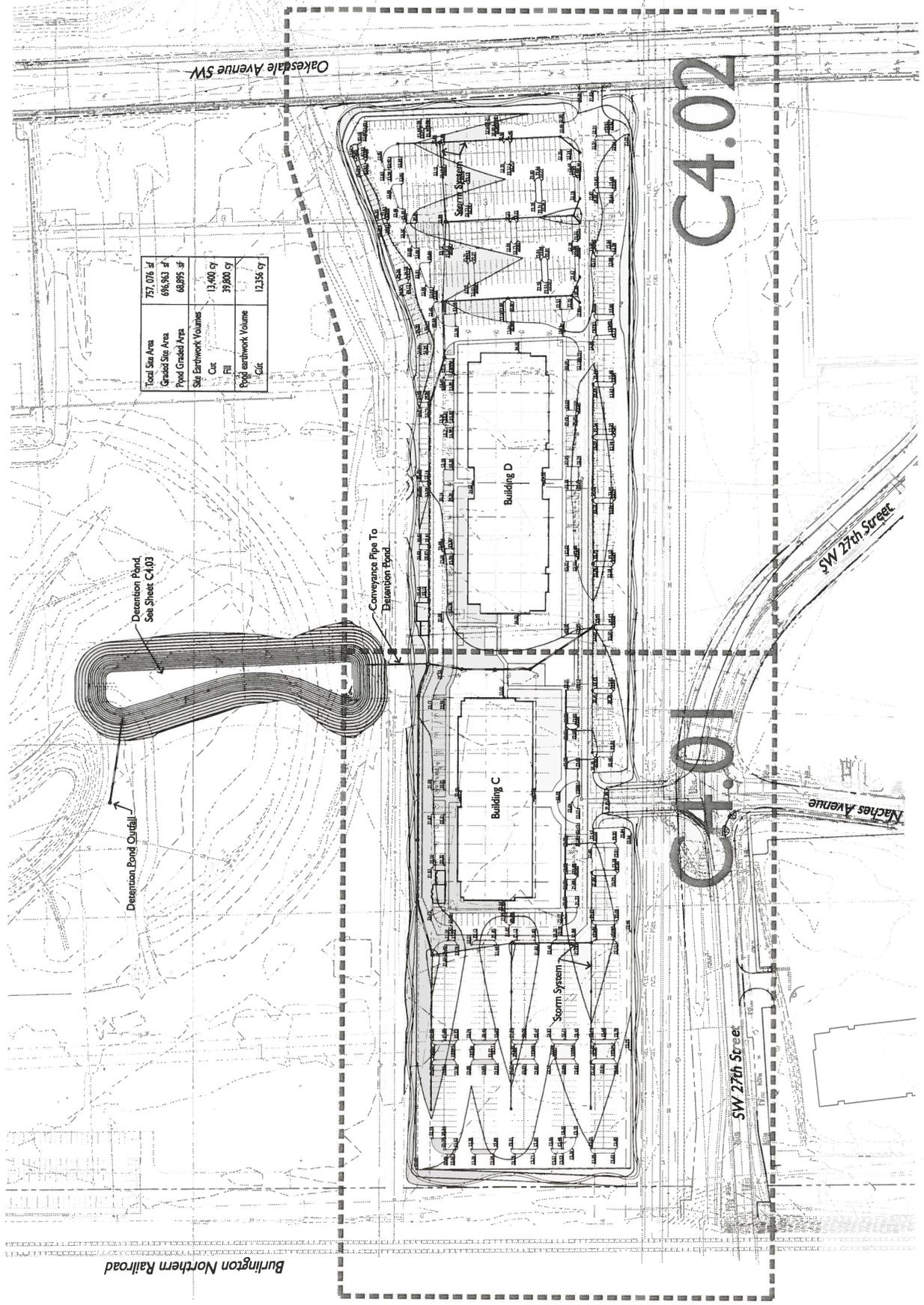


TITLE LONGACRES BUSINESS CENTER		SW 27TH ST & NACHES AVE SW 		CONSULTANT COUGHLIN PORTER LUNDEEN 801 SECOND AVENUE SUITE 900 SEASIDE, WA 98134 P: 206-341-5400 F: 206-341-5411 WWW.CPLWA.COM A CONSULTING ENGINEERING FIRM AN ENGINEERING CORPORATION		ISSUED: DRAWN BY: [] CHECKED BY: [] DATE: [] REVISIONS: [] DESCRIPTION: [] SITE PLAN REVIEW		PROJECT NUMBER DRAWN BY: [] ISSUE DATE: [] SCALE: []		PERFORMED BY SMC 8/2/2015	
SHEET TITLE / NUMBER Utility Overall Plan										C5.00	

Call before you dig. 8-1-1
 or 1-800-424-5555
 UNDERGROUND
 SERVICE (USA)



TITLE LONGACRES BUSINESS CENTER SW 27TH ST & NACHES AVE SW		 <small>RYAN ENGINEERING & ARCHITECTURE, P.C.</small>	CONSULTANT COUGHLIN PORTER LUNDEEN <small>841 SECOND AVENUE, SUITE 400 SEATTLE, WA 98104 P: 206-461-2900 F: 206-461-5870 WWW.CPL-USA.COM</small>	ISSUED: MARK DATE DESCRIPTION 8/27/2015 SITE PLAN REVIEW	PROJECT NUMBER: PAS 15000 DRAWN BY: GAS ISSUE DATE: 8/27/2015 SEAL:	SHEET TITLE / NUMBER Grading And Drainage Overall Plan C4.00
--	--	--	--	---	--	--



Total Site Area	757,076 sf
Graded Site Area	696,983 sf
Prop. Graded Area	68,895 sf
Site Earthwork Volumes	
Cut	13,400 cy
Fill	39,800 cy
Prop. earthwork Volume	12,158 cy

Detention Pond, See Sheet C4.03

Detention Pond Overflow

Conveyance Pipe To Detention Pond

Storm System

Building C

Building D

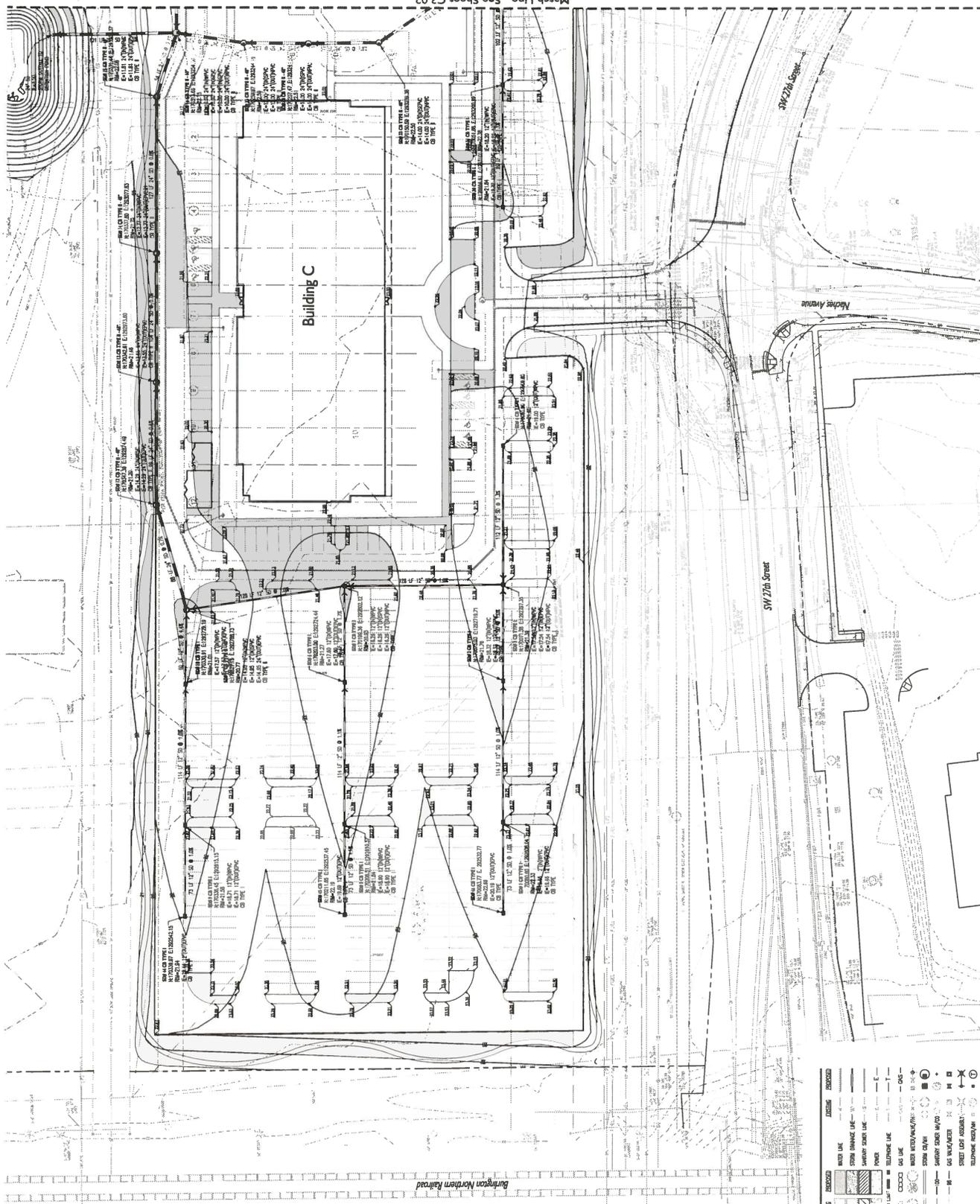
Naches Avenue

SW 27th Street

Oakesdale Avenue SW

Burlington Northern Railroad

Call before you dig
 811
 1-800-424-5555
 UNDERGROUND
 SERVICE (USA)



Burlington Northern Railroad

Match Line - See Sheet C3.02

TITLE LONGACRES BUSINESS CENTER		SW 27th ST & NACHES AVE SW				CONSULTANT COUGHLIN PORTER LUNDEEN		801 SECOND AVENUE, SUITE 200 SEATTLE, WA 98104 P: 206-461-5400 F: 206-461-5471		STRUCTURE LONGACRES BUSINESS CENTER ENGINEERING CORPORATION	
ISSUED: MARK DATE DESCRIPTION 8/20/05 SITE PLAN REVIEW		PROJECT NUMBER 05040101		DESIGNED BY JAL		CHECKED BY JAL		DATE 8/20/05		SCALE AS SHOWN	
SHEET TITLE / NUMBER Grading And Drainage Plan										C4.01	

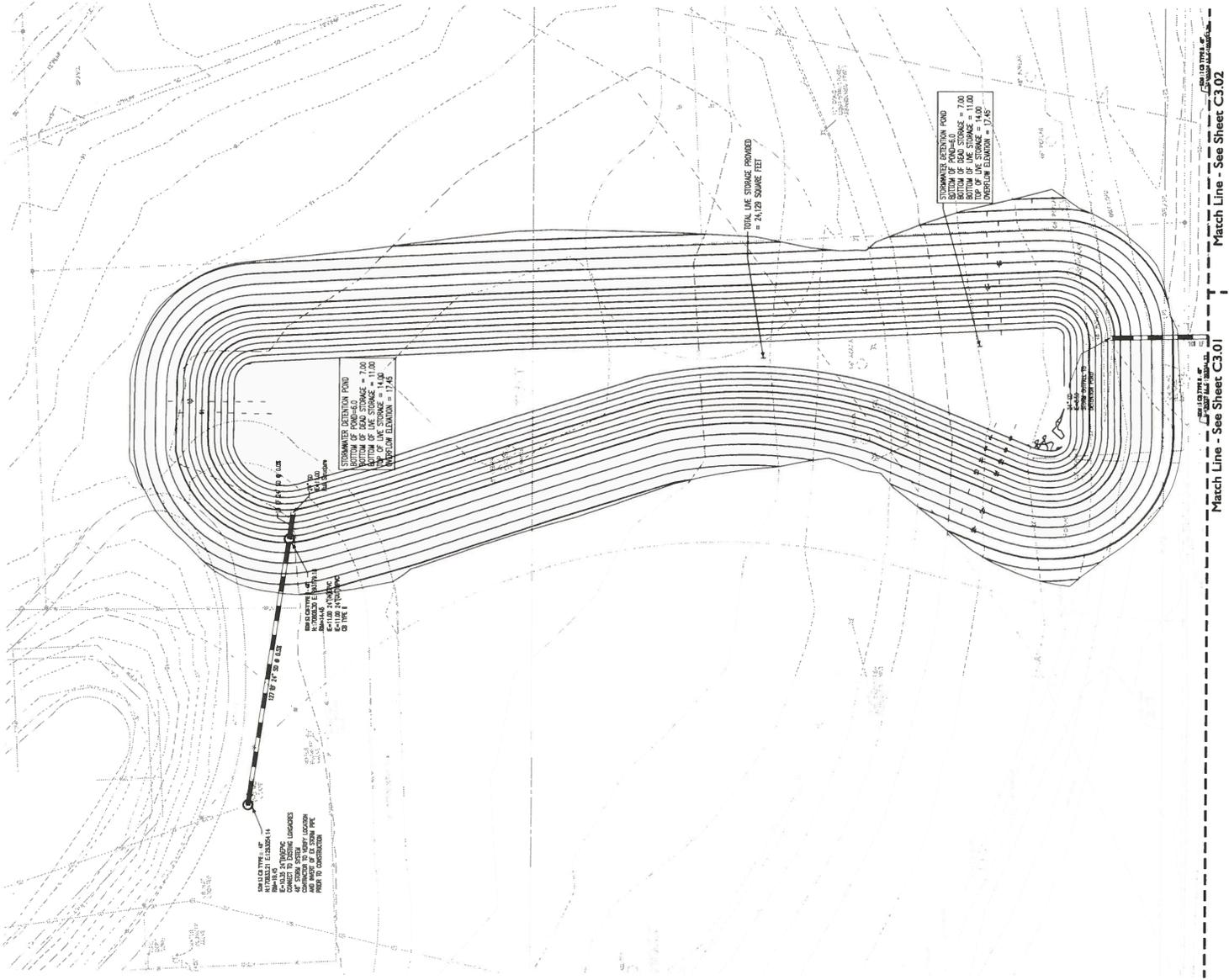
LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
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[Symbol]	CONCRETE FINISH	[Symbol]	EXISTING FINISH
[Symbol]	ASPHALT FINISH	[Symbol]	EXISTING FINISH
[Symbol]	GRAVEL	[Symbol]	EXISTING FINISH
[Symbol]	ROCK	[Symbol]	EXISTING FINISH
[Symbol]	CONCRETE UNDERLAY	[Symbol]	EXISTING FINISH
[Symbol]	ROCK	[Symbol]	EXISTING FINISH
[Symbol]	CEMENT	[Symbol]	EXISTING FINISH
[Symbol]	CONCRETE (POCC)	[Symbol]	EXISTING FINISH
[Symbol]	CONCRETE	[Symbol]	EXISTING FINISH

Call before you Dig 8-1-1
 OF 1-800-24-5555
 UNDERGROUND SERVICE (USA)



TITLE LONGACRES BUSINESS CENTER		SW 27TH ST & NACHES AVE SW 	CONSULTANT COUGHLIN PORTER LUNDEEN 881 N. SECOND AVENUE, SUITE 1200 AUSTIN, TX 78701 P: 512-382-2400 F: 512-382-1591 A CONSULTING ENGINEERING CORPORATION	ISSUED: DRAWN BY: _____ DATE: _____ DESCRIPTION: _____ REVISION: _____ SITE PLAN VIEW	PROJECT NUMBER P1258-04 DRAWN BY SWS ISSUE DATE 02/20/05 SCALE AS SHOWN	SHEET TITLE / NUMBER Grading And Drainage Plan C4.03
--	--	--	---	---	--	--



STORMWATER DETENTION POND
 TOTAL STORAGE = 11,000
 BOTTOM OF POND = 11.00
 TOP OF POND = 11.00
 MINIMUM ELEVATION = 11.45

TOTAL LINE STORAGE PROVIDED
 = 24,128 SQUARE FEET

STORMWATER DETENTION POND
 TOTAL STORAGE = 7,000
 BOTTOM OF POND = 11.00
 TOP OF POND = 14.00
 MINIMUM ELEVATION = 17.45

LEGEND

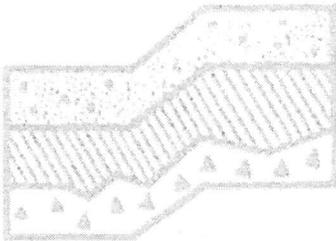
APPLY FINISH	EXISTING	EXISTING	EXISTING
CONCRETE FINISH	EXISTING	EXISTING	EXISTING
BUILDING	EXISTING	EXISTING	EXISTING
CHIMNEY	EXISTING	EXISTING	EXISTING
CONSTRUCTION LINE	EXISTING	EXISTING	EXISTING
ROOF	EXISTING	EXISTING	EXISTING
TREE	EXISTING	EXISTING	EXISTING
CURB	EXISTING	EXISTING	EXISTING
CURB (PAVED)	EXISTING	EXISTING	EXISTING
CURB	EXISTING	EXISTING	EXISTING

Match Line - See Sheet C3.01
 Match Line - See Sheet C3.02

GEOTECHNICAL REPORT

**Long Acres Phase II
SW 27th Avenue and Naches Avenue SW
Renton, Washington**

Project No. T-7159-1



Terra Associates, Inc.

**Prepared for:
Ryan Companies
Phoenix, Arizona**

**Entire Document
Available Upon Request**

August 18, 2015

EXHIBIT 11

TERRA ASSOCIATES, Inc.

Consultants in Geotechnical Engineering, Geology
and
Environmental Earth Sciences

Entire Document Available Upon Request

August 31, 2015
Project No. T-7159-1

Mr. Joel Wage
Ryan Companies
3900 East Camelback Road, Suite 100
Phoenix, Arizona 85018

Subject: Supplemental Site Exploration
Long Acres Phase II
SW 27th Avenue and Naches Avenue SW
Renton, Washington

Reference: Geotechnical Report, Long Acres Phase II, SW 27th Avenue and Naches Avenue SW,
Renton, Washington, Project No. T-7159-1, prepared by Terra Associates, Inc.,
dated August 18, 2015

Dear Mr. Wage:

As request, we have performed additional site exploration at the Long Acres Phase II project in Renton, Washington. On August 20, 2015, we observed the soil and groundwater conditions at 6 soil test borings drilled to depths of 60 feet below current site grades. Four test borings were located in the footprint of the revised west building location with two additional test borings located in the east building area. The locations of the test borings in relation to the previously performed field work are shown on the attached Figure 1.

The test borings were advanced using mud rotary drilling methods. Soil samples were obtained at five-foot intervals in general accordance with American Society for Testing and Materials (ASTM) Test Designation D-1586. Using this procedure, a 2-inch (outside diameter) split barrel sampler is driven into the ground 18 inches using a 140-pound hammer free falling a height of 30 inches. The number of blows required to drive the sampler 12 inches after an initial 6-inch set is referred to as the Standard Penetration Resistance value or N value. This is an index related to the consistency of cohesive soils and relative density of cohesionless materials. N values obtained for each sampling interval are recorded on the boring logs. All soil samples were visually classified in accordance with the Unified Soil Classification System (USCS) described on the attached Figure 2. The boring logs are presented as Figures 3 through 8. Laboratory testing completed on soil samples obtained included determination of the soils in place moisture content. Results of the laboratory moisture contents for the soil samples are shown on the boring logs opposite the samples on which they were performed.

EXHIBIT 12

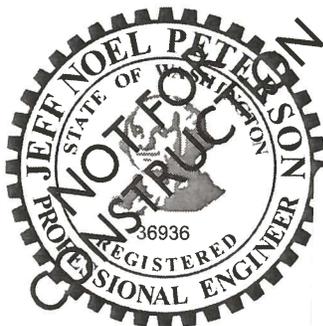
12220 113th Avenue NE, Ste. 130, Kirkland, Washington 98034

Phone (425) 921-7777 • Fax (425) 921-4224

PRELIMINARY ENGINEERING REPORT

Technical Information Report

Longacres Business Center II
Renton, WA



Entire Document
Available Upon Request

PREPARED FOR:

Ryan Companies
3900 East Camelback Road, Suite 100
Phoenix, AZ 85018
(602) 322-6100

PREPARED BY:

COUGHLIN PORTER LUNDEEN
801 Second Avenue, Suite 900
Seattle, WA 98104
P 206.343.0460
CONTACT / Jeff Peterson, P.E.
Tim Brockway, P.E.

EXHIBIT 13

MEMORANDUM

Entire Document
Available Upon Request

DATE: August 21, 2015

TO: Vicki Grover
City of Renton Public Works

FROM: Chris Forster, P.E.
TENW

SUBJECT: Longacres Business Center Phase 2
Traffic Impact Analysis
TENW Project No. 5093

This memorandum documents the traffic impact analysis completed for the proposed Longacres Business Center Phase 2 project. The project is located west of Oakesdale Ave SW on the north side of SW 27th Street across from the proposed Longacres Business Center (Phase 1) project in Renton, WA (see Figure 1).

Executive Summary

Project Description. The proposed project would include up to 320,000 square feet of office space on a currently vacant site. Vehicular access to the site would be provided at 2 separate access driveways, one on SW 27th St and one on Oakesdale Ave SW. The site access driveway on SW 27th St will form the north leg of the existing Naches Ave SW/SW 27th St all-way stop controlled intersection and will provide full access to all turning movements. The new driveway on Oakesdale Ave SW will provide full access to all turning movements. For the analysis in this report, a 2017 horizon year was used. This project is located within Phase IV of the *Boeing Longacres Office Park* and is subject to the 2003 Development Agreement and Strander Agreement.

Trip Generation. The proposed project is estimated to generate a total of 3,178 new weekday daily trips with 485 new trips occurring during the weekday AM peak hour (427 entering, 58 exiting), and 437 new trips occurring during the weekday PM peak hour (74 entering, 363 exiting).

Traffic Operations at Study Intersections. Based on the results of a traffic operations analysis at the off-site study intersections, the study intersections currently operate at LOS A and B, and are expected to continue to operate at LOS B in 2017 with the proposed project.

Access Analysis. With the proposed site access via the north leg at Naches Ave SW/SW 27th Street, the intersection is proposed to remain as an all-way stop with only minor revisions associated with creating the new north leg of the intersection for site access. It is assumed that the intersection will be modified to its ultimate configuration in the future when SW 27th is extended to the west to connect with Strander Blvd. The results of the site access LOS analysis show that the movements at both access locations are expected to operate at LOS C or better in 2017 with the proposed project. These results show that no major improvements such as signalization are needed at the site access locations.

Mitigation. No significant adverse transportation impacts are anticipated with the proposed Longacres Business Center Phase 2 development. Transportation impact fees are anticipated to be required and will be determined prior to building permit issuance based on discussions with the City of Renton and Boeing.

August 14, 2015



Mr. Jon Blaha
Ryan Companies US, Inc.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403-2012

Entire Document
Available Upon Request

RE: Confirmation of Environmental Setting
Approximate 25.88-Acre Area
Lots 9-10, 15-19, and Tract C, Boeing Longacres Park
Renton, King County, Washington

Dear Mr. Blaha:

Terracon Consultants, Inc. (**Terracon**) has been retained by Ryan Companies US, Inc. (**Ryan**) to provide confirmation of the general environmental setting for the approximate 25.88-acre vacant parcel legally described as Lots 9-10, 15-19, and Tract C of Boeing Longacres Park, City of Renton (**City**), King County, Washington (the **Property**). The Property includes the entirety of King County Tax Assessor Parcel Numbers 0886700090, 0886700100, 0886700150, 0886700160, 0886700180, 0886700190, 0886700380, and 0886700170. The Property is located in part of the south ½ of Section 24, Township 23 N, Range 4 E and is north of SW 27th Street and west of Oakesdale Avenue SW.

Per your request, Terracon has prepared this letter to summarize our findings regarding the potential for wetlands, streams, lakes, and critical habitat to be present at the Property. Information reviewed by Terracon for these findings was limited to available on-line resources and/or from prior reports provided to Terracon from Ryan.

Wetlands

Terracon reviewed the National Wetlands Inventory (NWI) map, published by the U.S. Department of the Interior Fish and Wildlife Service (see attached). The NWI map did not identify a wetland area on the Property. Freshwater Forested/Shrub wetlands and Freshwater Emergent wetlands were identified on the east-, west- and south-adjointing properties respectively, approximately 80 to 300 feet from the Property boundary. A report entitled "Longacres Office Park, Surface Water Management Project, Conceptual Wetland Mitigation Plan" prepared for Boeing Commercial Airplane Group (**Boeing**) by Shapiro and Associates, Inc. (**Shapiro**); dated August 1998 (**Shapiro Report**) was prepared for a 164-acre parcel which included the Property. No wetland areas were identified on the Property. In addition, a flood insurance rate map (**FIRM**) for the Property (see attached) identifies a 100-year floodplain, Zone AE, in close proximity to the northwestern Property boundary, which may extend onto the Property. The base flood elevation shown on the FIRM for Zone AE is 16 feet above mean sea level. Southern portions of the site are located within Zone X, outside the 100-year or 500-year flood zones.

Terracon Consultants Inc. 21905 64th Ave W Mountlake Terrace, WA, 98043
P 425-771-3304 F 425-771-3549 terracon.com

August 25, 2015

Cory Handfelt
Ryan Companies US, Inc.
3900 E Camelback Rd Suite 100
Phoenix, AZ 85018

RE: Arborist / Landscape Architect Report
Group Health Renton, Phase II

Dear Cory:

Per the City of Renton's Site Plan Review Submittal Requirements Checklist, Item #21 Arborist Report, an evaluation of existing trees describing types, sizes and conditions is to be prepared by a certified arborist or a licensed landscape architect.

The site was previously cleared for the previous land use. Most of the current condition is open field with sporadic tree locations. Existing trees were either planted with the previous development, or are volunteers that have grown since. The majority of the site trees are Cottonwood and Lombardy Poplars. Both species are short lived, weak wooded and generally inappropriate for the built environment. Both species have very invasive roots that result in damage to paving surfaces and underground utilities, and can represent hazards in storm conditions. The entire site will be graded with approximately 2' of fill placed in most areas. Tree preservation to meet City of Renton requirements will occur within project perimeters for the above reasons. All retained trees are considered Priority 3 by City rating standards due to species type.

Summary:

<u>45</u>	<u>Total Surveyed Trees, based on current Survey</u>
6	Trees within 2' of site fill area.
30	Trees within 2' of site fill area and of species not compatible with developed site.
1	Trees in conflict with Metro Power Easement.
<u>1</u>	<u>Trees in conflict with Public Sidewalk.</u>
38	Total trees to be removed

The table below provides the following information for each tree:

Tree #: as indicated on the Tree Retention / Land Clearing Plan

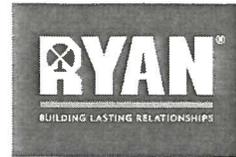
Tree Species: Common Name

DBH: Trunk diameter in inches 4.5 feet from the ground.

Condition Rating: '1' Removal due to unsuitable species, '2' Removal due to site grading constraints, '3' Healthy viable tree to remain

WWW.RYANCOMPANIES.COM

RYAN COMPANIES US, INC.
3900 E. Camelback Rd.
Suite 100
Phoenix, AZ 85018
602-322-6100 phone
602-322-6300 fax



August 20, 2015

Mr. Clark Close
City of Renton Planning Division
1055 South Grady Way
Renton, WA 98057

RE: Longacres Business Center – Phase II
Construction Mitigation Description

Dear Mr. Close:

For Application Item 10, Construction Mitigation Description, Ryan Companies is providing the following items:

1. Anticipated construction start date is December, 2015 with completion in June, 2017.
2. Allowable working hours will be from 6:00 am to 10:00 pm Monday-Friday and from 6:00 am to 6:00 pm on Saturday. It is not anticipated that work will occur overnight and on Sundays, however as conditions present themselves we reserve the ability to work off-hours and Sundays as necessary to maintain the construction schedule.
3. The primary transportation route anticipated to site via 405 will be 167 to Grady Way, Lind Ave, to our primary entrance off of 27th. A secondary entrance will be provided off Oakesdale but will be primarily used for exiting. A Haul Route plan is attached.
4. A dedicated traffic control is not anticipated, however as required this will be developed in conjunction with the City of Renton.
5. The attached site logistic plan addresses the location of the contractor trailer complex, parking, site security and silt fencing, and wash out and track out stations.
6. Dust control will be controlled on site with water as required. A Storm Water Pollution Protection Plan will be provided as part of the final civil design package.

Please do not hesitate to contact Ryan Companies if you have any questions or need further information.

Sincerely,
Ryan Companies U.S., Inc.

A handwritten signature in black ink, appearing to read "Cory Handfelt", is written over a horizontal line.

Cory Handfelt
Project Manager

Cc: Molly Carson, Ryan Companies U.S., Inc.
Dave Williams, Ryan Companies U.S., Inc.

EXHIBIT 18



20030221002405

CITY OF RENTON AG
PAGE 001 OF 025
02/21/2003 14:48
KING COUNTY, WA

44 00

Return Address

Office of the City Clerk
Renton City Hall
1055 South Grady Way
Renton, WA 98055

Document Title(s) (or transactions contained therein)

1 Development Agreement

Reference Number(s) of Documents assigned or released:
(on page ___ of documents(s))

Grantor(s) (Last name first, then first name and initials)

1 The Boeing Company

Grantee(s) (Last name first, then first name and initials)

1 City of Renton

Legal description (abbreviated - i.e. lot, block, plat or section, township, range)

Portion of Meader Henry - D.C #46 PCL, STR 242304 TAXLOT 22 PCL I BOEING, STR 242304 TAXLOT 48 PCL L BOEING, STR 242304 TAXLOT 50 PCL J BOEING, STR 242304 TAXLOT 52 PCL K BOEING, STR 242304 TAXLOT 55 PCL L BOEING, STR 242304 TAXLOT 71 PCL M BOEING, STR 252304 TAXLOT 2 PCL G BOEING, and STR 242304 TAXLOT 62 PCL F BOEING

Full legal is on pages 9 through 19 of document

Assessor's Property Tax Parcel/Account Number

Portions of the following #000580-0001-07, #000580-0016-00, #000580-0018-08, #242304-0022-06, #242304-9048-06, #242304-9050-01, #242304-9052-09, #242304-9055-06, #242304-9071-06, #252304-9002-09 and #252304-9062-06

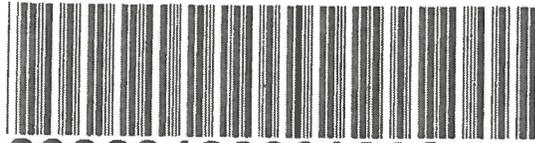
[03003-0104/SB022180 328]

Entire Document
Available Upon Request

8/12/02

EXHIBIT 19

Return Address:
 City Clerk's Office
 City of Renton
 1055 South Grady Way
 Renton, WA 98055



20060420001032

CITY OF RENTON AG 75.00
 PAGE001 OF 044
 04/20/2006 14:19
 KING COUNTY, WA

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

- | | |
|---|----------|
| 1. <u>Strander Agreement (CAG-02-211)</u> | 2. _____ |
| 3. _____ | 4. _____ |

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page ___ of document

Grantor(s) (Last name first name, initials)

- | | | |
|------------------------------|---|-------|
| 1. <u>The Boeing Company</u> | , | _____ |
| 2. _____ | , | _____ |

Additional names on page ___ of document.

Grantee(s) (Last name first, then first name and initials)

- | | | |
|--------------------------|---|-------|
| 1. <u>City of Renton</u> | , | _____ |
| 2. _____ | , | _____ |

Additional names on page ___ of document.

Legal description (abbreviated: i.e. lot block, plat or section, township, range)

Beginning at the intersection of the North line of said Donation Land Claim No. 46 with the most Westerly line of Government Lot 13 in said Section 24;

Additional legal is on pages 8-12, 14, 19-23, 25-30, 32-40 of document.

Assessor's Property Tax Parcel Account Number

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text on the original document.

 Signature of Requesting Party

**Entire Document
 Available Upon Request**

EXHIBIT 20



Application Date: August 24, 2015
Name: Longacres Business Center Phase II

Site Address:

PLAN - Planning Review - Land Use

Version 1 |

Community Services Review Comments	Contact: Leslie Betlach 425-430-6619 LBetlach@rentonwa.gov
Recommendations: 1. Coordinate with Transportation for multi use trail layout width and location along north side of SW 27th Street with connection to light rail station as per Trails Plan.	
Recommendations: 2. Include 5 foot bike lanes on Oakesdale Ave SW, as per adopted Trails Plan.	

Police Plan Review Comments	Contact: Holly Trader 425-430-7519 htrader@rentonwa.gov
<p>Recommendations: 150 Police Calls for Service Estimated Annually</p> <p>To protect materials and equipment it is recommended that all materials and tools be locked up when not in use. The site will need security lighting and any construction trailer should be completely fenced in with portable chain link fencing. The fence will provide both a physical and psychological barrier to any prospective thief and will demonstrate that this area is private property. Construction trailers should be kept locked when not in use, and should also have a heavy duty deadbolt installed with no less then a 1 1/2" throw when bolted. Glass windows in the trailer should be shatter resistant.</p> <p>I also recommend the business post the appropriate "No Trespassing" signs on the property while it's under construction. This will aid police in making arrests on the property after hours if suspects are observed vandalizing or stealing building materials. Due to the isolated location of this site, the use of private security personnel to patrol the site during the hours of darkness is recommended.</p> <p>All exterior doors should be made of solid metal or metal over wood, with heavy duty deadbolt locks, latch guards or pry resistant cylinders around the locks, and peepholes. If glass doors are used, they should be fitted with the hardware described above and additionally be fitted with a layer of security film. Security film can increase the strength of the glass by up to 300%, greatly reducing the likelihood of breaking glass to gain entry. Access to the back of the buildings should be limited, preferably with security fencing, as these areas could be vulnerable to crime due to the lack of natural surveillance by business customers or employees.</p> <p>It is recommended that the commercial areas be monitored with recorded security alarm systems installed. It's not uncommon for businesses to experience theft and/or vandalism during the hours of darkness. An auxiliary security service could be used to patrol the property during those times. It is important to direct all foot traffic towards the main entrance of the buildings. Any alternative employee entrances should have controlled access doors to prevent trespassing.</p> <p>All areas of this project need to have adequate lighting. This will assist in the deterrent of theft from motor vehicle (one of the most common crimes in Renton) as well as provide safe pedestrian travel for both employees and customers.</p> <p>Both structures should have building numbers clearly posted with numbers at least 12" in height and of a color contrasting with the building. This will assist emergency personnel in locating the correct location for response.</p>	

Planning Review Comments	Contact: Clark Close 425-430-7289 cclose@rentonwa.gov
<p>Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.</p> <p>2. Commercial and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays is by permission only. No work is permitted on Sundays.</p> <p>3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.</p> <p>4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.</p>	

Fire Review - Building Comments	Contact: Corey Thomas 425-430-7024 cthomas@rentonwa.gov
<p>Recommendations: Environmental Impact Comments:</p> <p>1. Fire impact fees are applicable at the rate of \$0.14 per square foot of commercial office space. This fee is paid at time of building permit issuance.</p> <p>Code Related Comments:</p> <p>1. The preliminary fire flow is 4,000 gpm. A minimum of one hydrant is required within 150 feet of each structure and three additional hydrants are required within 300 feet of each structure. Applicant shall also meet maximum hydrant spacing of 600 feet on center. A looped water main is required to be installed around the buildings.</p>	



PLAN - Planning Review - Land Use

Version 1 |

Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

2. Approved fire sprinkler, fire standpipe 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 75 psi point loading.
4. An electronic site plan is required prior to occupancy for pre fire planning purposes.
5. The buildings shall comply with the City of Renton Emergency Radio Coverage ordinance. Testing shall verify both incoming and outgoing minimum emergency radio signal coverage. If inadequate, the building shall be enhanced with amplification equipment in order to meet minimum coverage. Separate plans and permits are required for any proposed amplification systems.

Technical Services Comments

Contact: Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Recommendations: Technical Services 9/4/2015

Property lines shown on plan set do not reflect actual legal boundary lines, title report or ALTA provided. Amended Binding Site Plan or other land conveyance document will need to be prepared to show the proposed property lines consistent with plan set.