



EXHIBITS

Project Name: Longacres Business Center Phase II		Project Number: LUA15-000630, ECF, MOD, SA-H	
Date of Hearing 10/27/15	Staff Contact Clark H. Close Senior Planner	Project Contact/Applicant Dave Williams Ryan Companies US, Inc.	Project Location SW 27th Ave & Naches Ave SW

The following exhibits were entered into the record:

- 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
- Exhibit 22 Report to Hearing Examiner
- Exhibit 23 Notice of Application (dated August 26, 2015)
- Exhibit 24 Street Modification Request for Oakesdale Ave NW (received August 24, 2015)
- Exhibit 25 Boeing Longacres Property Second Amended Binding Site Plan (Rec. No. 20050504000673)
- Exhibit 26 Traffic Concurrency Test for Longacres Business Center Phase II: Bannwarth



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- Exhibit 27 Street Modification Memo: Bannwarth
- Exhibit 28 Environmental "SEPA" Determination, ERC Mitigation Measures and Advisory Notes
- Exhibit 29 Notice of Environmental Determination and Public Hearing
- Exhibit 30 Affidavit of Posting and Mailing
- Exhibit 31 Revised Architectural Exterior Elevation (A4.1)
- Exhibit 32 Parking Lot Circulation Map

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 /
Phoenix, AZ 85018

Contact: Dave Williams, Ryan Companies US, Inc. / 3900 E. Camelback Road, Suite 100 /
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

EXHIBIT 1

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 ¼ of NW ¼ and NW ¼ of NE ¼ 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

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)
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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. Cone penetration 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 6 INCHES AVE SW



CONSULTANT

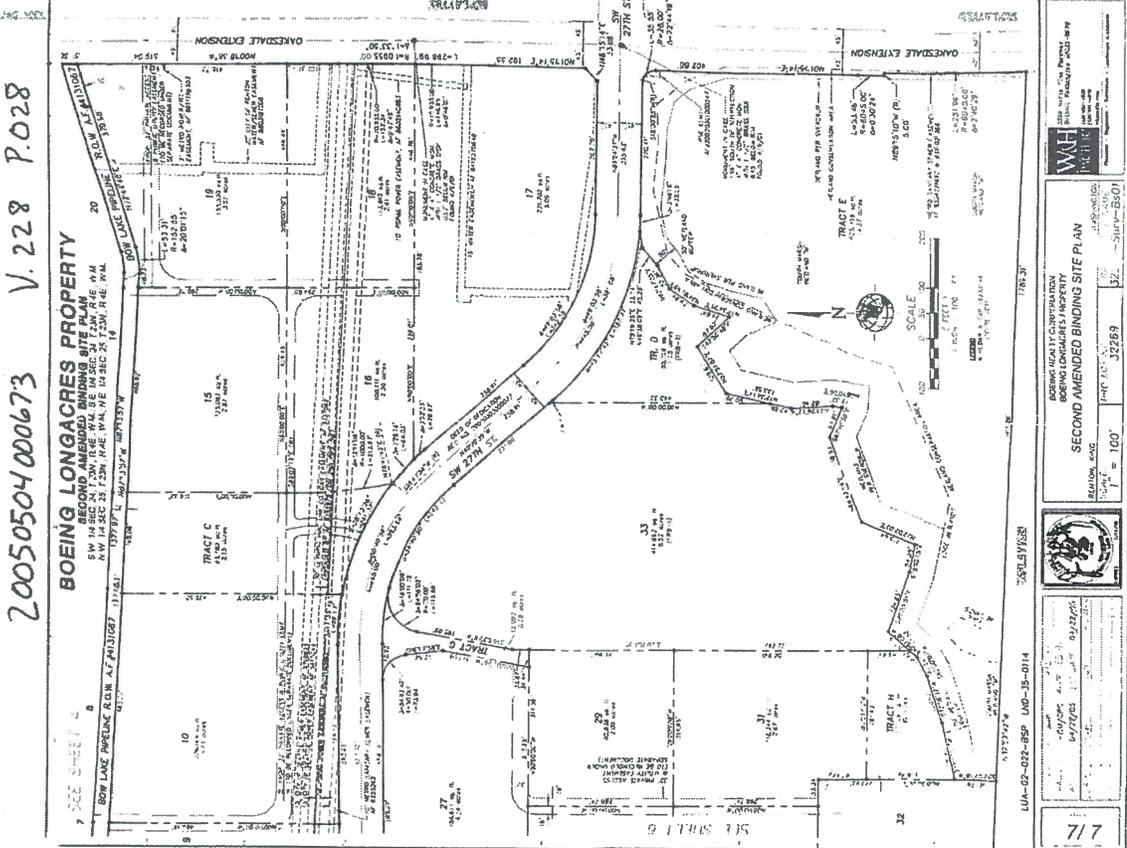
ISSUED:	DATE	DESCRIPTION
MARK		
REVISION		
DATE		
DESCRIPTION		

PROJECT NUMBER	RYAN 1518
DATE	08/20/14
REVISION	08/20/14
SCALE	AS SHOWN

SHEET TITLE NUMBER
BOEING SECOND AMENDED BINDING SITE PLAN

A1.4

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20050504000673 V.228 P.028

NOTE: FOR REFERENCE ONLY

PSF-22-02A

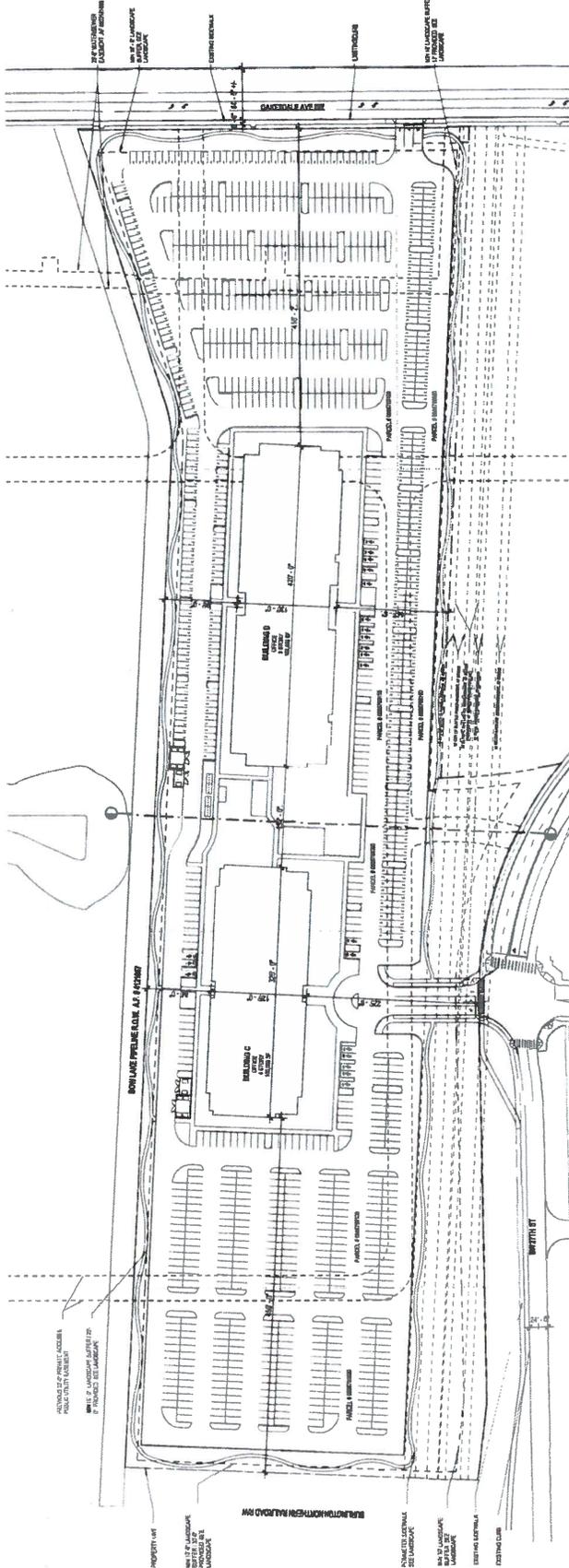
EXHIBIT 3

	<p>BOEING LONGACRES PROPERTY SECOND AMENDED BINDING SITE PLAN SCALE = 1" = 100'</p>
	<p>PROJECT NO. J2289 DATE: 08/20/14</p>
<p>7/7</p>	<p>UW-02-025-89P UW-35-0114</p>



CONSULTANT

ISSUED:	MARK:	DATE:	DESCRIPTION:
		02/08/15	REVISED PLAN REVIEW



SITE NOTES:

GENERAL NOTES

1. SEE PLAN FOR BUILDING PERMITS, INSPECTION, SIGNING, SITE DIMENSIONS, CURB MARK AND UTILITIES.
2. SEE LANDSCAPE DRAWINGS FOR EXTENT OF LANDSCAPE AREAS AND CALCULATIONS.
3. REFER TO CIVIL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR DETAILS.
4. NEW EXISTING LIGHTING TO BE IDENTIFIED ON SEPARATE ELECTRICAL SUBMITTAL.

LEGEND

- PROPERTY LINE
- PERESTRADA CROSSWALK

SITE INFORMATION

PROJECT SITE AREA	17.28 ACRES
EXISTING ZONING	COMMERCIAL OFFICE (CO)
BUILDING C USE	OFFICE
BUILDING D USE	OFFICE
BUILDING E USE	OFFICE
BUILDING AREA	164,000 SF
BUILDING C AREA	104,000 SF
BUILDING D AREA	104,000 SF
BUILDING E AREA	104,000 SF

REFUSE/RECYCLING

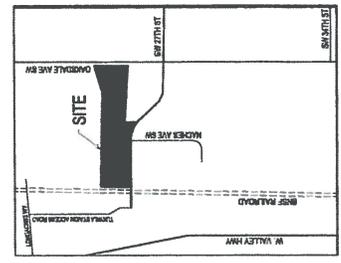
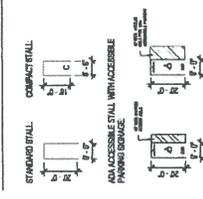
BUILDING C	600 SF	RECYCLABLE PACKAGING	300 SF
BUILDING D	600 SF	RECYCLABLE PACKAGING	300 SF
BUILDING E	600 SF	RECYCLABLE PACKAGING	300 SF
BUILDING C	600 SF	RECYCLABLE PACKAGING	300 SF
BUILDING D	600 SF	RECYCLABLE PACKAGING	300 SF
BUILDING E	600 SF	RECYCLABLE PACKAGING	300 SF

PARKING

STANDARD STALLS	871	(47%)
COMPACT STALLS	308	(24%)
ADA STALLS	71	(7%)
TOTAL PARKING STALLS	1250	

BUILDING C	15,000 SF	15,000 SF
BUILDING D	15,000 SF	15,000 SF
BUILDING E	15,000 SF	15,000 SF
TOTAL BUILDING AREA	45,000 SF	45,000 SF
MAX. MSU	1,500	800
OFFICE GENERAL	1,500	800

TYP. PARKING STALLS



VICINITY MAP

A1.1



CONSULTANT

ISSUED:	
MARK	DESCRIPTION
01/20/18	SITE PLAN REVIEW

PROJECT NUMBER	RYAN 1534
DRAWN BY	CR
ISSUE DATE	06/20/18
SEALED BY	

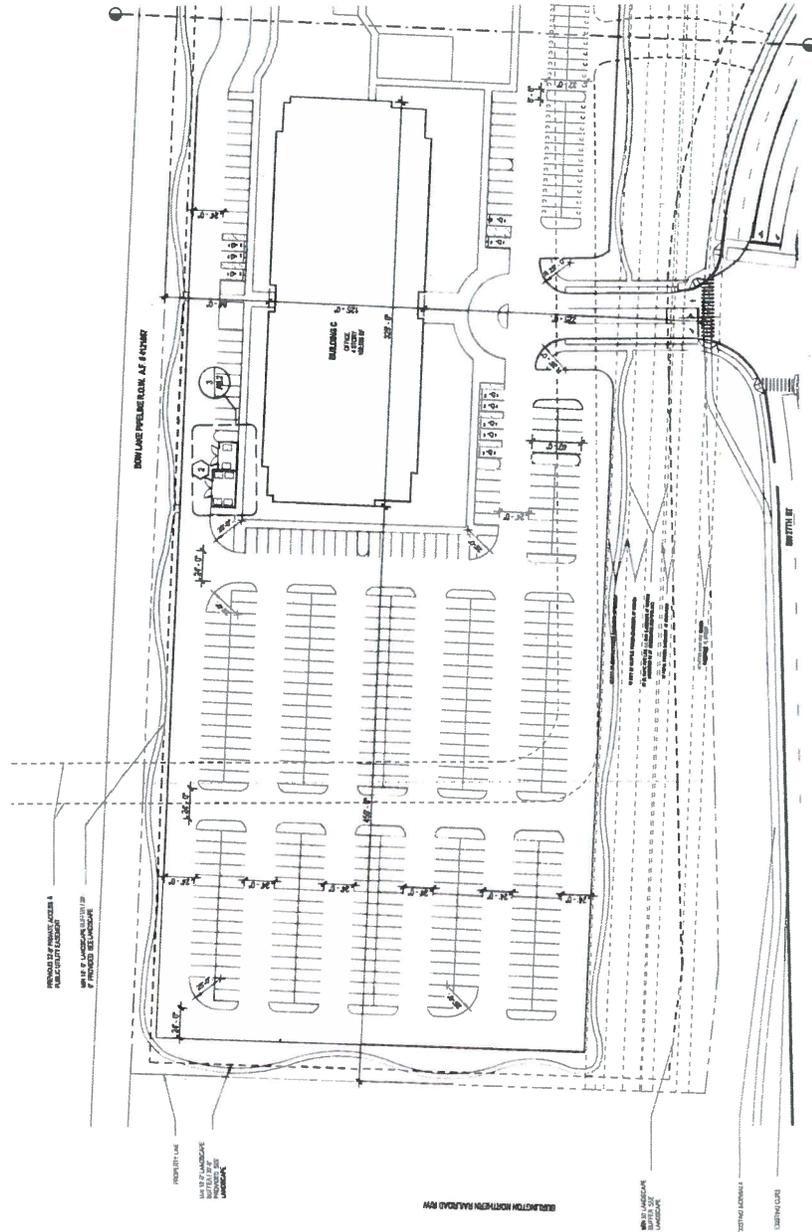
SHEET TITLE NUMBER
BUILDING C

A1.2

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KEYNOTES

- ① BSE ENCLOSURE
- ② REFERENCE ENCLOSURE



1 SITE PLAN - BUILDING C

1" = 40'



CONSULTANT

ISSUED:	DATE	DESCRIPTION
MARK		DESCRIPTION
REVISION		SITE PLAN REVIEW

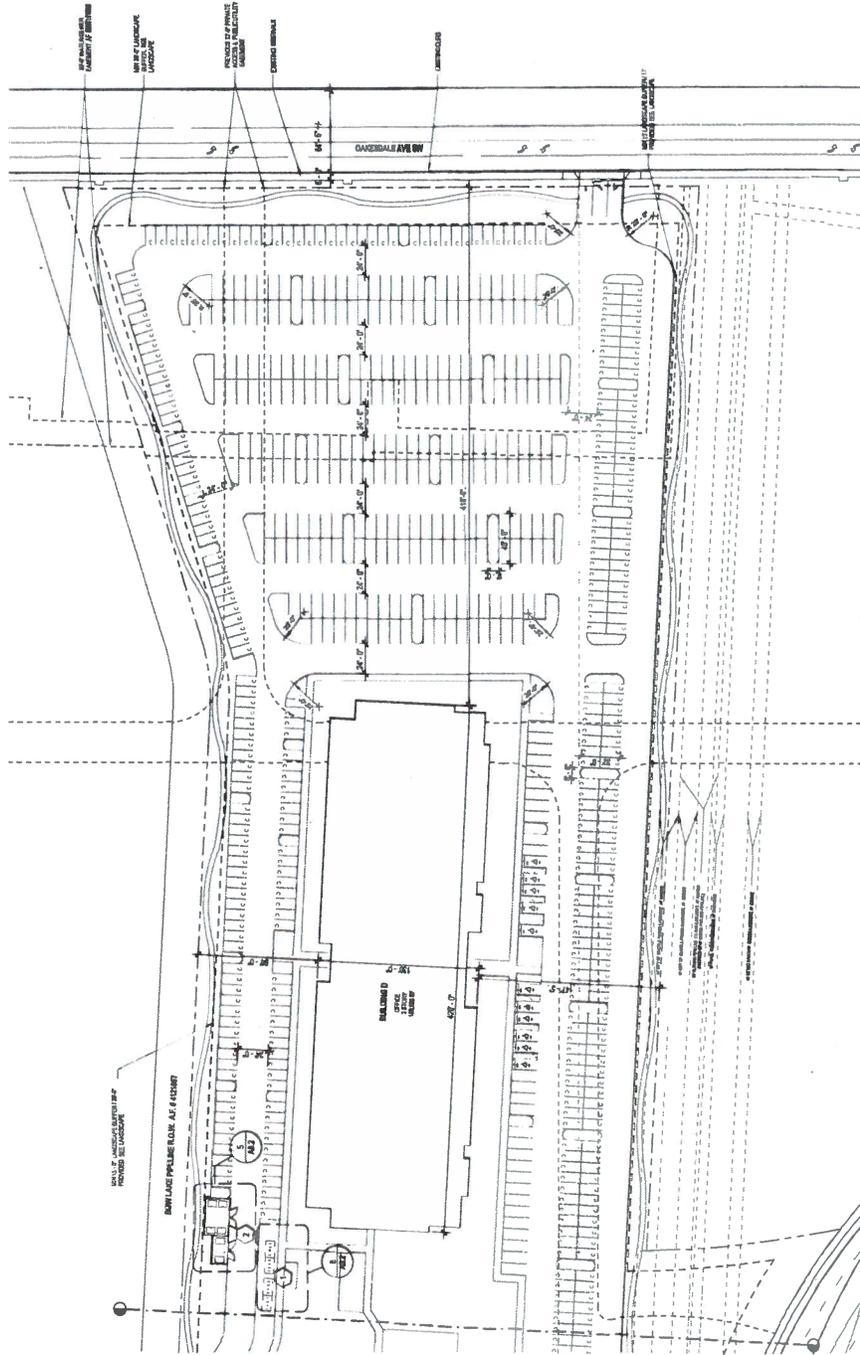
PROJECT NUMBER	FINALIST SLAM
00000000	CR
00000000	INDUSTRIAL
00000000	SEAL

SHEET TITLE NUMBER
BUILDING D

A1.3

KEYNOTES

- 1 BUREAU OF PERMITS
- 2 REFUSAL TO PERMIT



1 SITE PLAN - BUILDING D

**LONGACRES
BUSINESS
CENTER**

SW 27TH ST ANCHAGES
AVE SW



Brambaugh & Associates
Landscape Architecture
800 North 80th Street, Suite 103
Seattle, WA 98105-3349
Phone: 206 762 2975
Fax: 206 762 2975

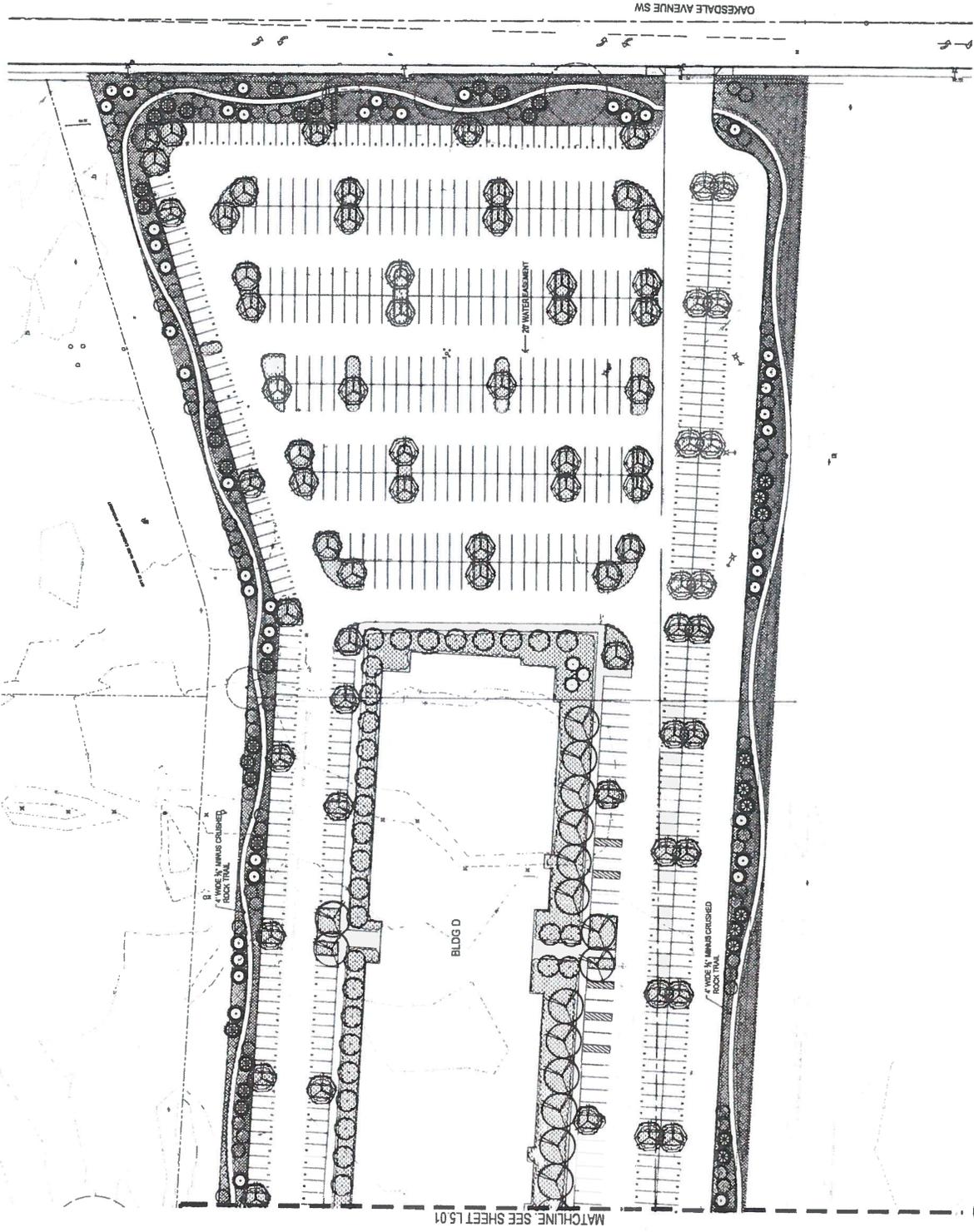
BL/2015 SITE PLAN REVIEW - PRELIM
REVISIONS: SITE PLAN REVISION SUBMITTAL

PROJECT NUMBER	BL/2015/001
PRIORITY	
SHEET NO.	BL/2015/001



PRELIMINARY
LANDSCAPE PLAN

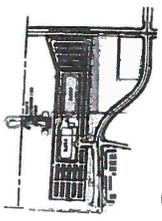
L5.02



MATCHLINE SEE SHEET L5.01

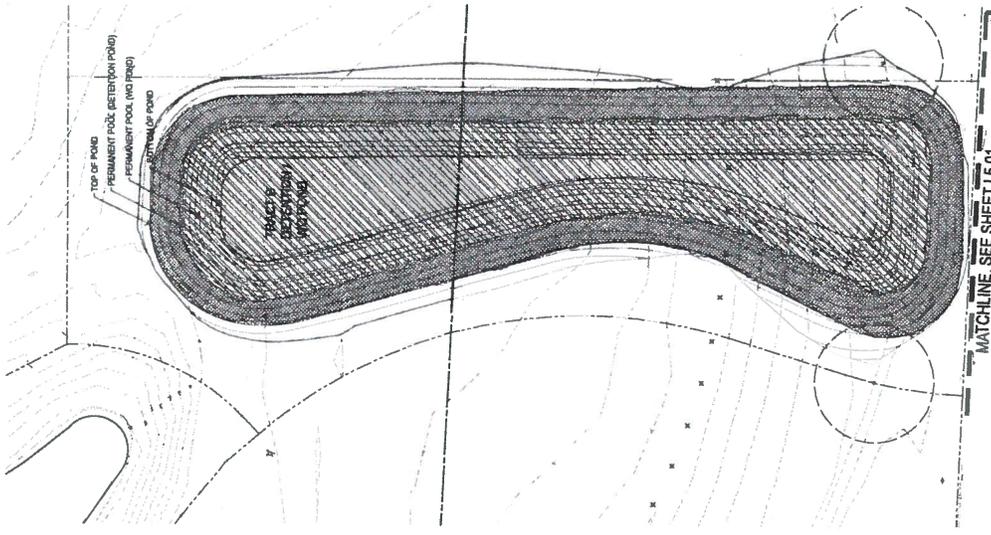
1 LANDSCAPE PLAN

SCALE 1" = 30' - 0"

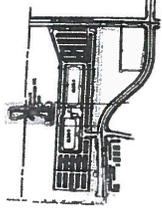


KEY PLAN

OKESDALE AVENUE SW



1 LANDSCAPE PLAN - TRACT B DETENTION /WQ POND



KEY PLAN

LONGACRES BUSINESS CENTER	SW 27TH ST & MACHES AVE SW		Brumbaugh & Associates Landscape Architecture 600 North 85th Street, Suite 102 Schaumburg, IL 60193-3480 Telephone: 815.399.3650 Fax: 815.399.3675	08.17.2015 SITE PLAN REVIEW - PRELIM 08.20.2015 SITE PLAN REVIEW SUBMITTAL	PROJECT NUMBER: 2015 TRACT B PROPERTY: _____ SHEET NO: _____ DATE: 08/17/2015		PRELIMINARY LANDSCAPE PLAN - TRACT B DETENTION / WQ POND	L5.03
------------------------------------------	-------------------------------	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------	----------------------------------------------------------------------------------------	--	-----------------------------------------------------------------------------	--------------



CONSULTANT

MARK	DATE	DESCRIPTION
ISSUED:		
REVISED:		
REVISIONS:		STEVEN REVEN

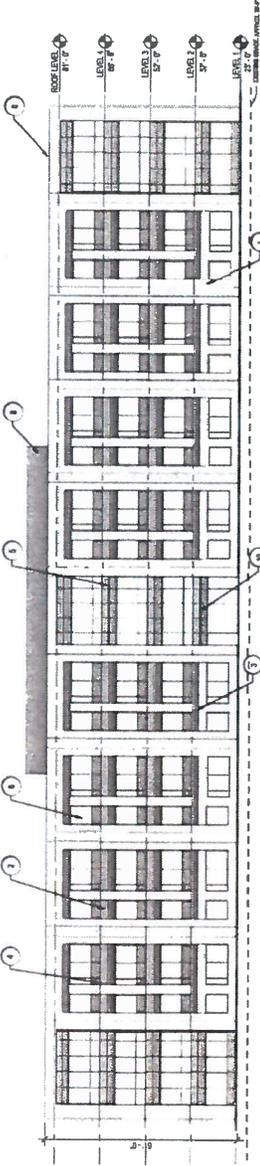
PROJECT NUMBER	RYPWAT15154
DRAWN BY	CR
ISSUE DATE	02/03/15
SCALE	

SHEET TITLE / NUMBER
EXTERIOR ELEVATIONS

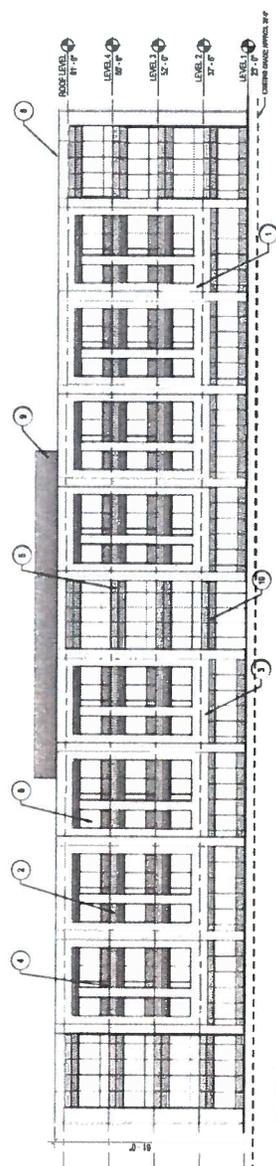
A4.1

KEYNOTES

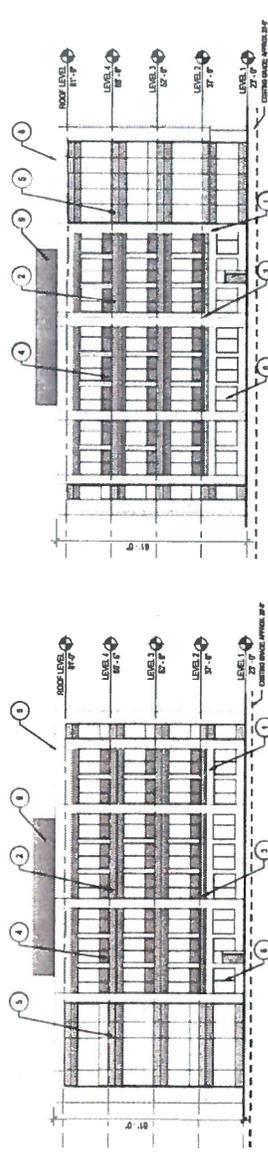
- 1 PAINTED CONCRETE - COLOR 1
- 2 PAINTED CONCRETE - COLOR 2
- 3 FORMER
- 4 SPANREL GLASS - COPPER
- 5 SPANREL GLASS - GREY
- 6 VERT GLASS
- 7 METAL PANEL - BRONZE
- 8 TYPICAL ROOF - GREY
- 9 MECHANICAL ENCLOSURE
- 10 ENTRY CANOPY - BRONZE



5 EXTERIOR ELEVATION - BOW LAKE (NORTH) ELEVATION
VP = 11°

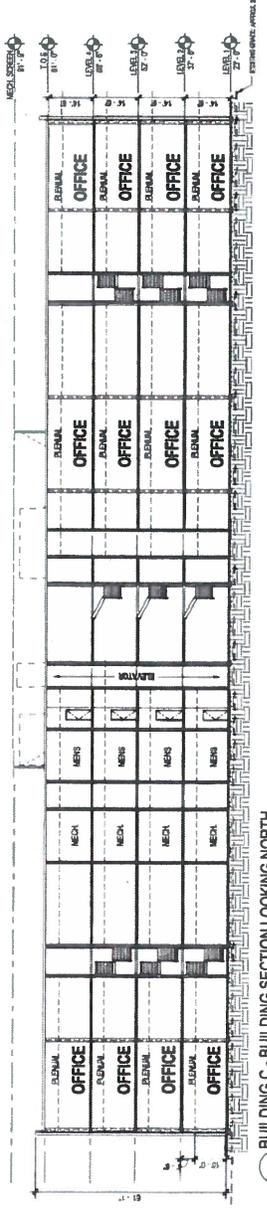


4 EXTERIOR ELEVATION - SW 27TH ST. (SOUTH) ELEVATION
VP = 11°



3 EXTERIOR ELEVATION - OAKSDALE AVE. SW (EAST) ELEVATION
VP = 11°

2 EXTERIOR ELEVATION - BNSF RAILROAD (WEST) ELEVATION
VP = 11°



1 BUILDING C - BUILDING SECTION LOOKING NORTH
VP = 11°



CONSULTANT

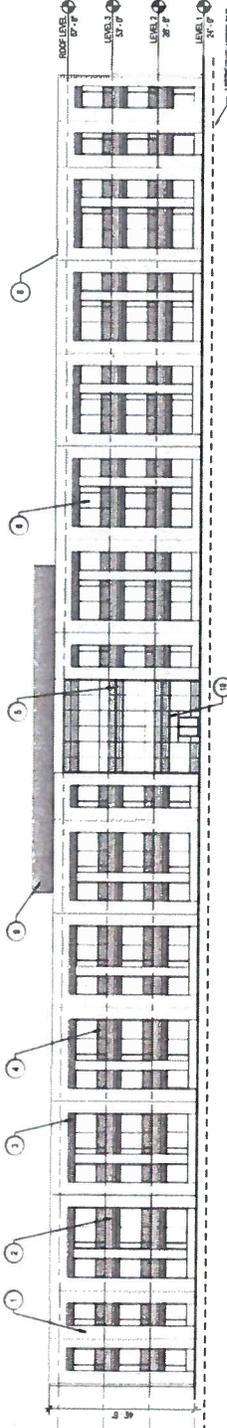
ISSUED:	MARK	DATE	DESCRIPTION
			REVISION

PROJECT NUMBER	RYAN/13/13/13
DESIGNED BY	CR
DATE	02/20/13
SCALE	

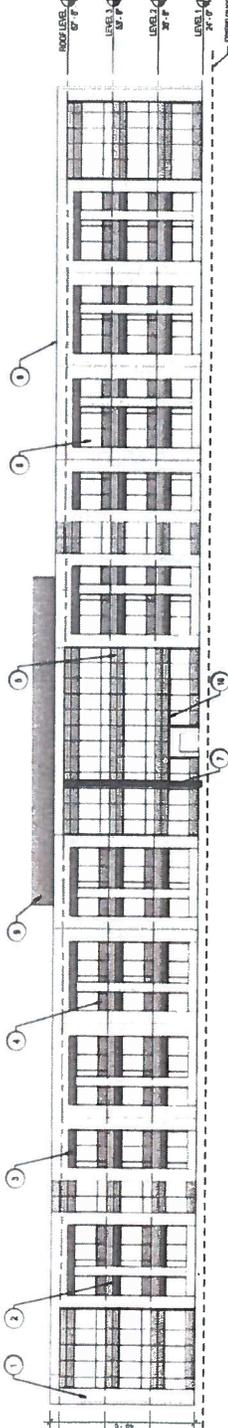
SHEET TITLE NUMBER
EXTERIOR ELEVATIONS

KEYNOTES

- 1 PAINTED CONCRETE - COLOR 1
- 2 PAINTED CONCRETE - COLOR 2
- 3 FINISH
- 4 SPANDREL GLASS - COPPER
- 5 SPANDREL GLASS - GREY
- 6 VERTICAL GLASS
- 7 METAL PANEL - BRONZE
- 8 TPO MEMBRANE ROOF - GREY
- 9 SPANWALL ROOFING
- 10 ENTRY CANOPY - BRONZE



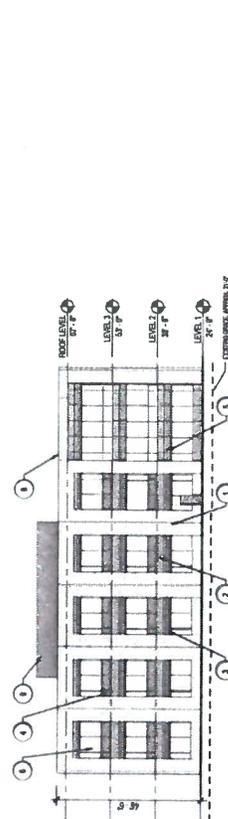
5 EXTERIOR ELEVATION - BOW LAKE (NORTH) ELEVATION
1/8" = 1'-0"



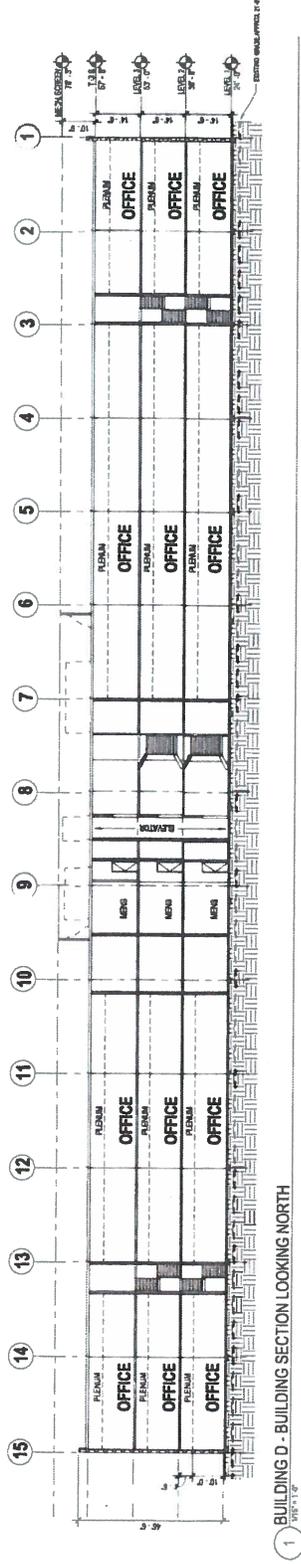
4 EXTERIOR ELEVATION - SW 27TH AVE (SOUTH) ELEVATION
1/8" = 1'-0"



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



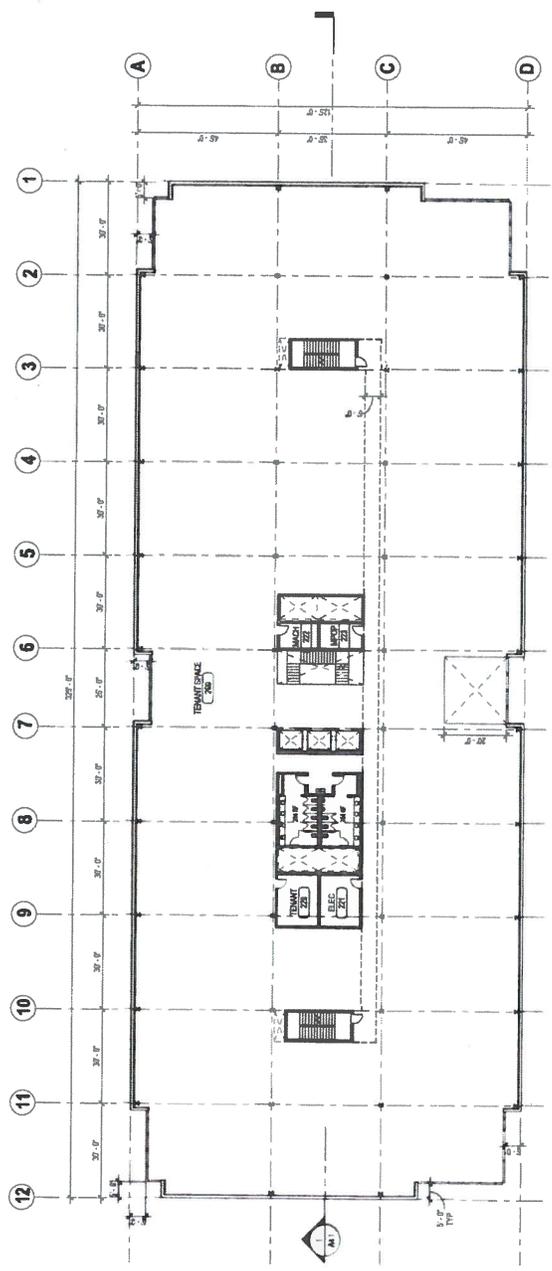
CONSULTANT

ISSUED:	MARK	DATE	DESCRIPTION
	4/20/11		STEP 1A REVIEW

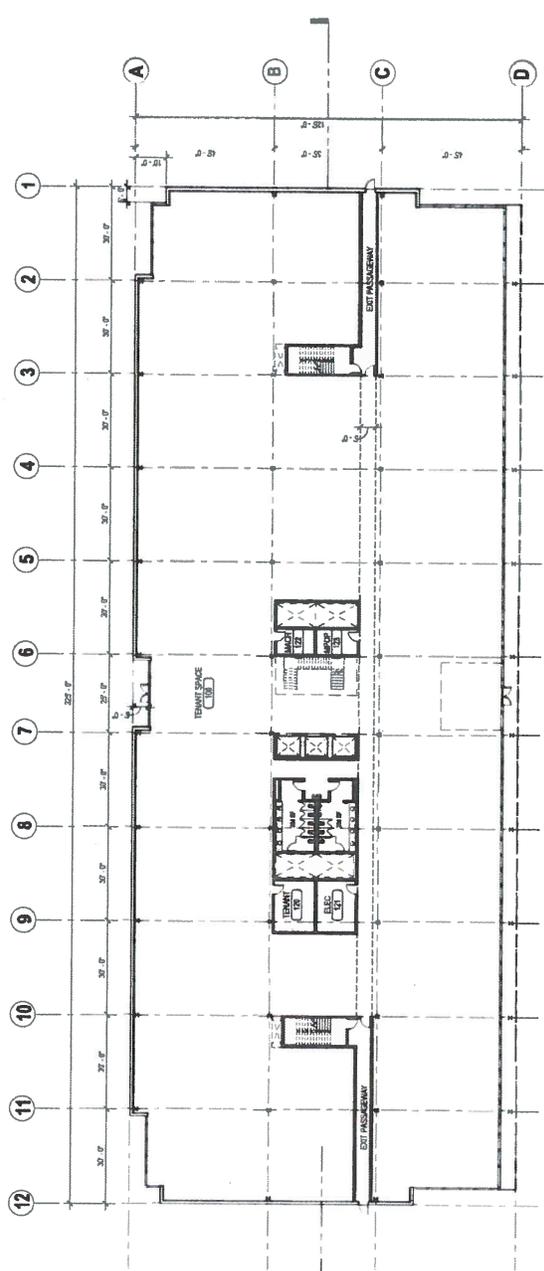
PROJECT NUMBER	R/N/A/L: 15164	CR
DRAWN BY		
ISSUE DATE	4/20/11	
SCALE		

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

A2.1



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



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

EXHIBIT 7



CONSULTANT

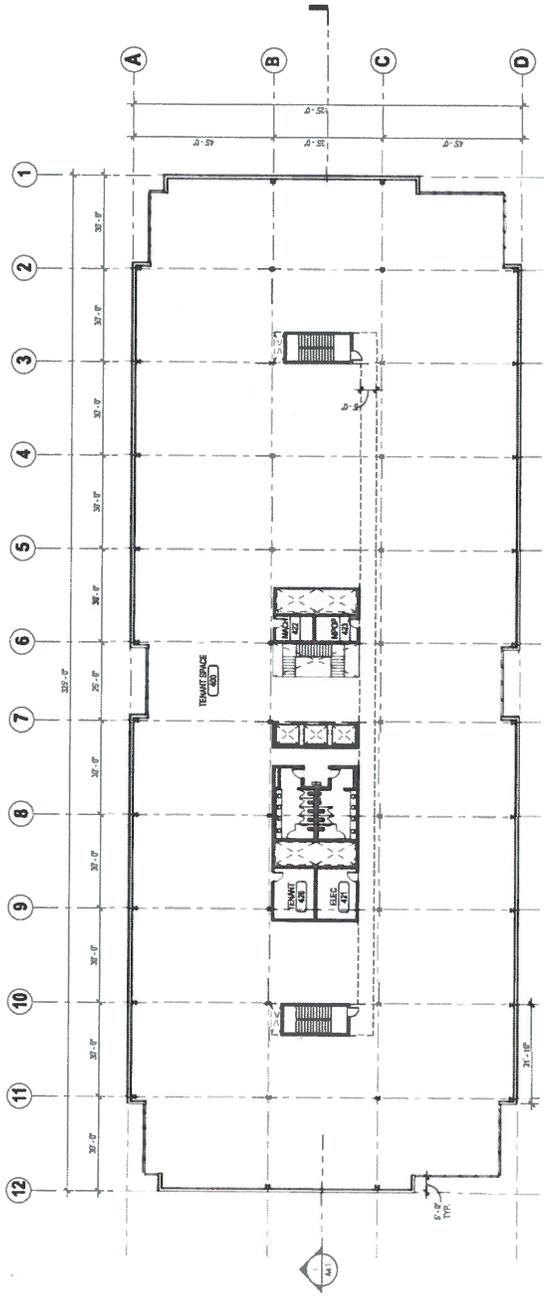
ISSUED:	MARK	DATE	DESCRIPTION
	1		REVISED
	2		STEP 1 REVIEW

PROJECT NUMBER	PROJECT USDM	CR
ISSUED BY	ISSUE DATE	MARKETS

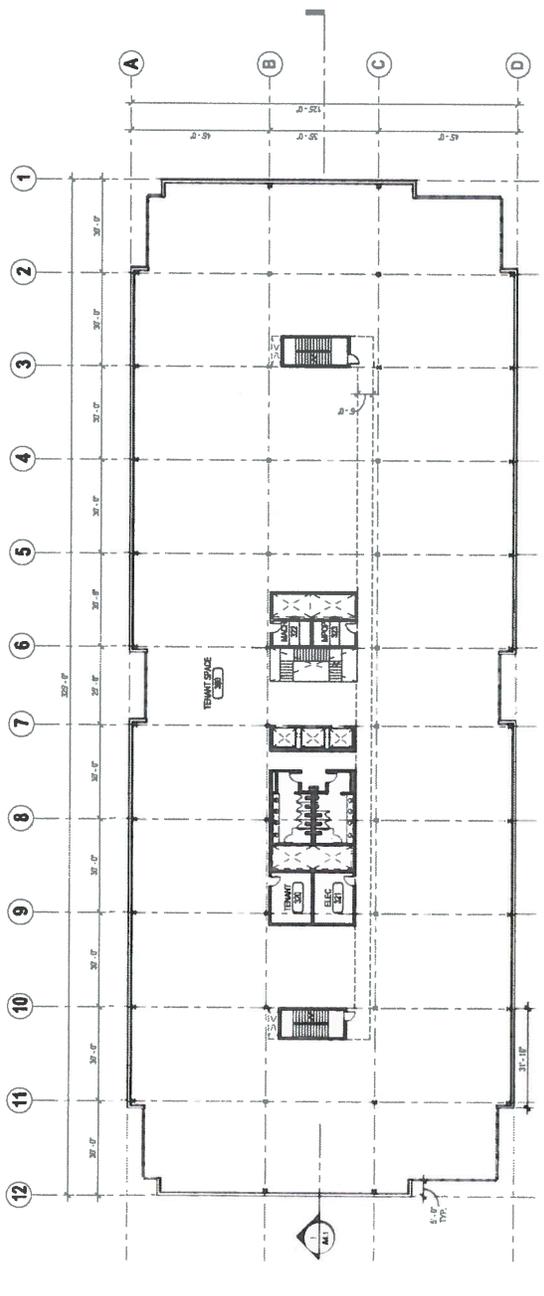
SCALE

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

A2.2



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



1 LEVEL 3 - OVERALL FLOOR PLAN
100% - 1/2"



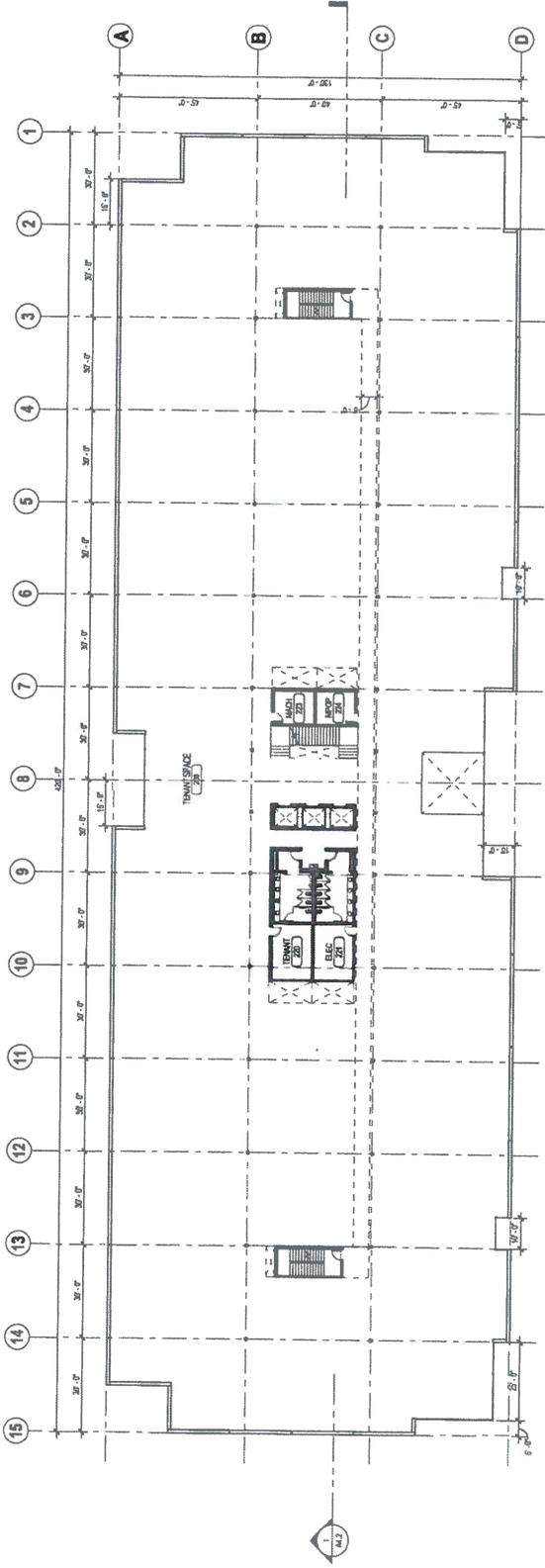
CONSULTANT

ISSUED	DATE	DESCRIPTION
WORKS		SEPARATEVIEW

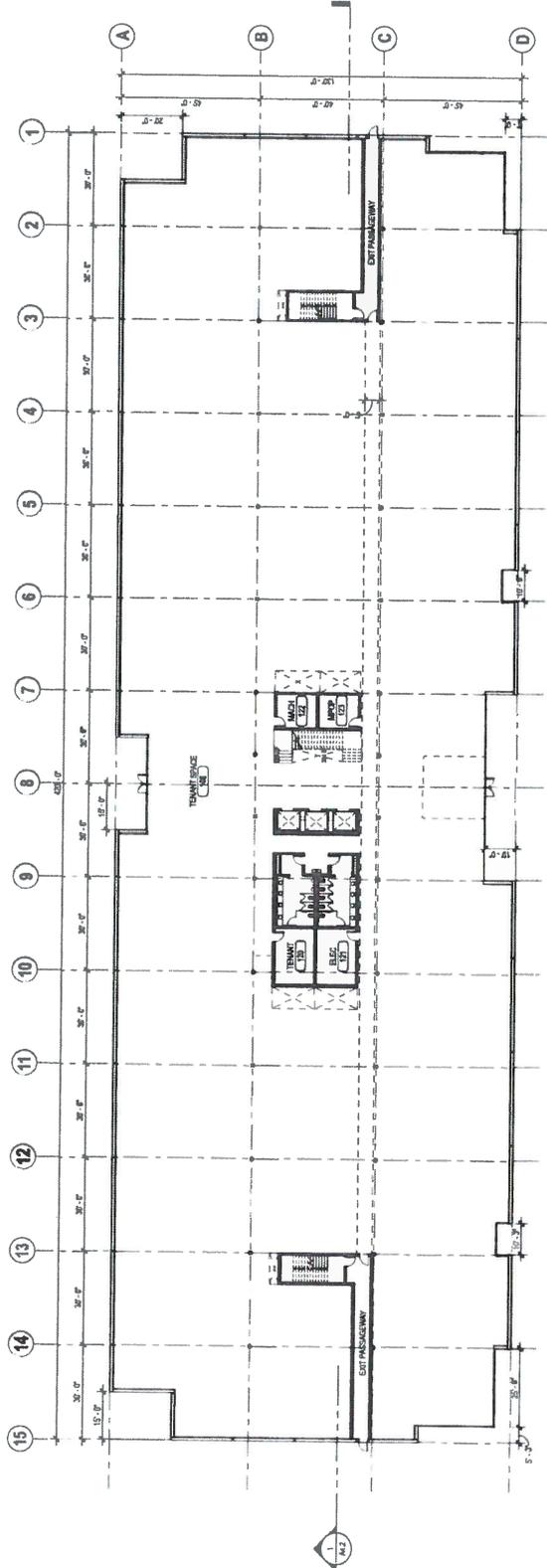
PROJECT NUMBER	RYAN/LURA	CR
DRAWN BY <td></td> <td></td>		
REVISION DATE <td></td> <td></td>		
SCALE		

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

A2.1



2 BIG D - LEVEL 2 - OVERALL FLOOR PLAN



1 BIG D - LEVEL 1 OVERALL FLOOR PLAN



CONSULTANT

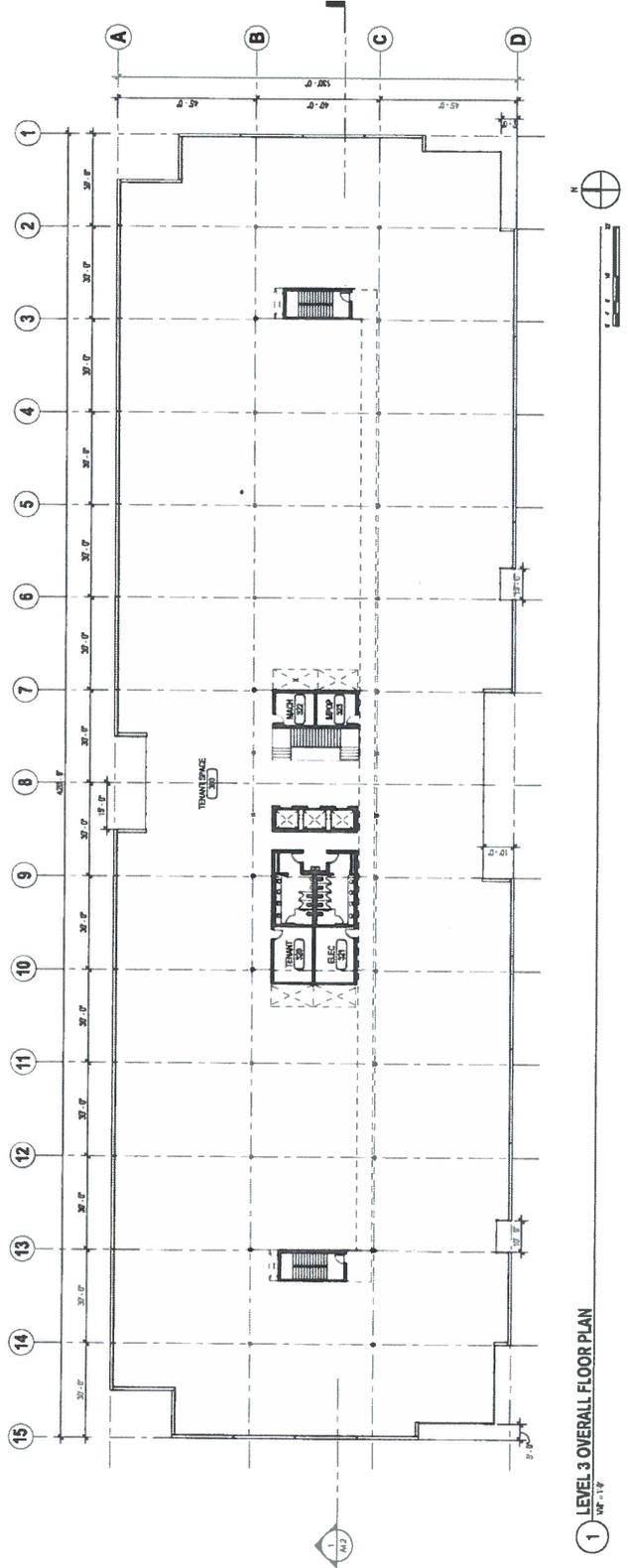
ISSUED:	MARK	DATE	DESCRIPTION
			MEZONIS SITE PLAN REVIEW

PROJECT NUMBER	RYAN/013/04
DRAWN BY	CS
CHECKED BY	BR/CS/CS
DATE	
SCALE	

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

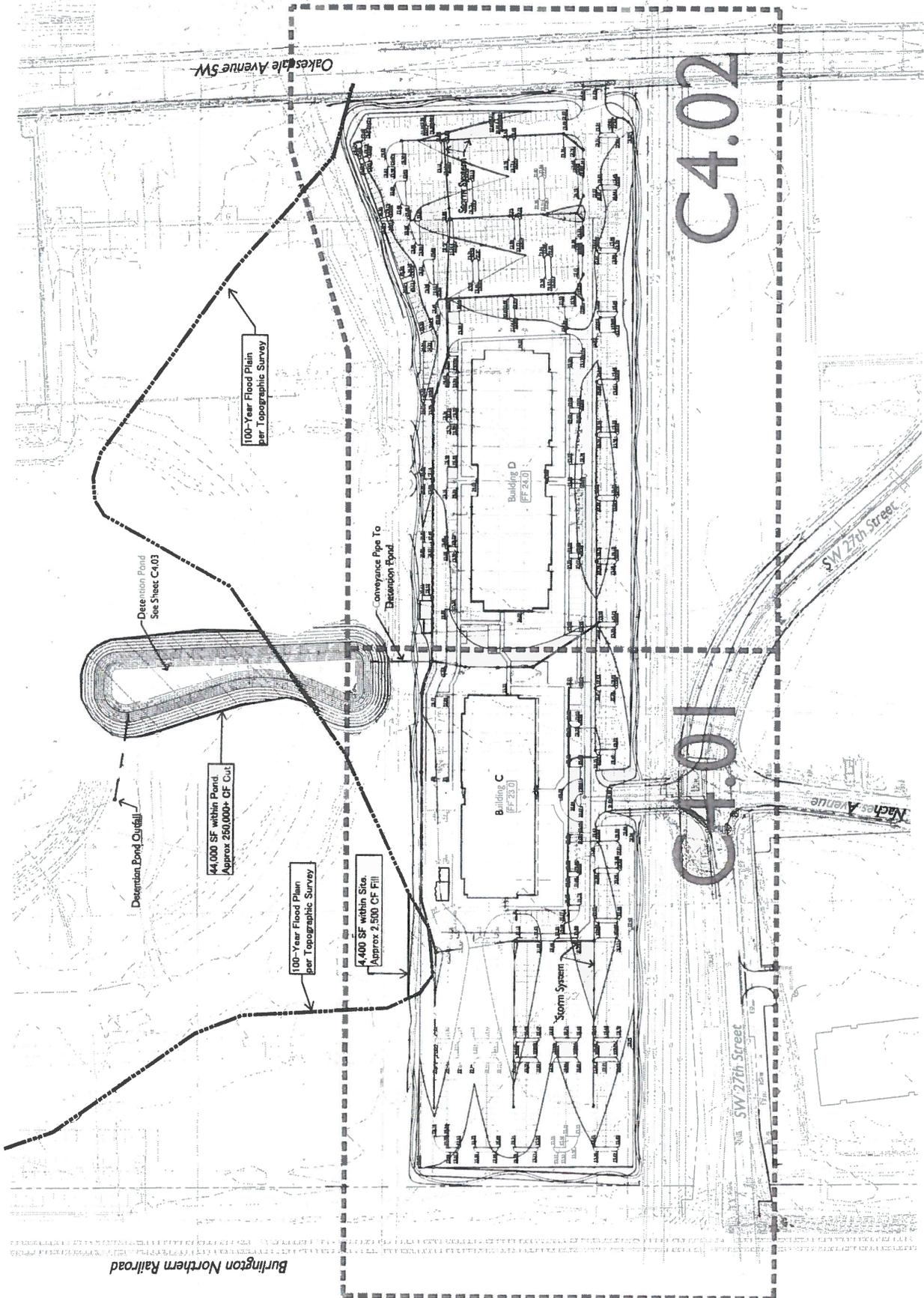
A2.2

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1 LEVEL 3 OVERALL FLOOR PLAN
NF-11F

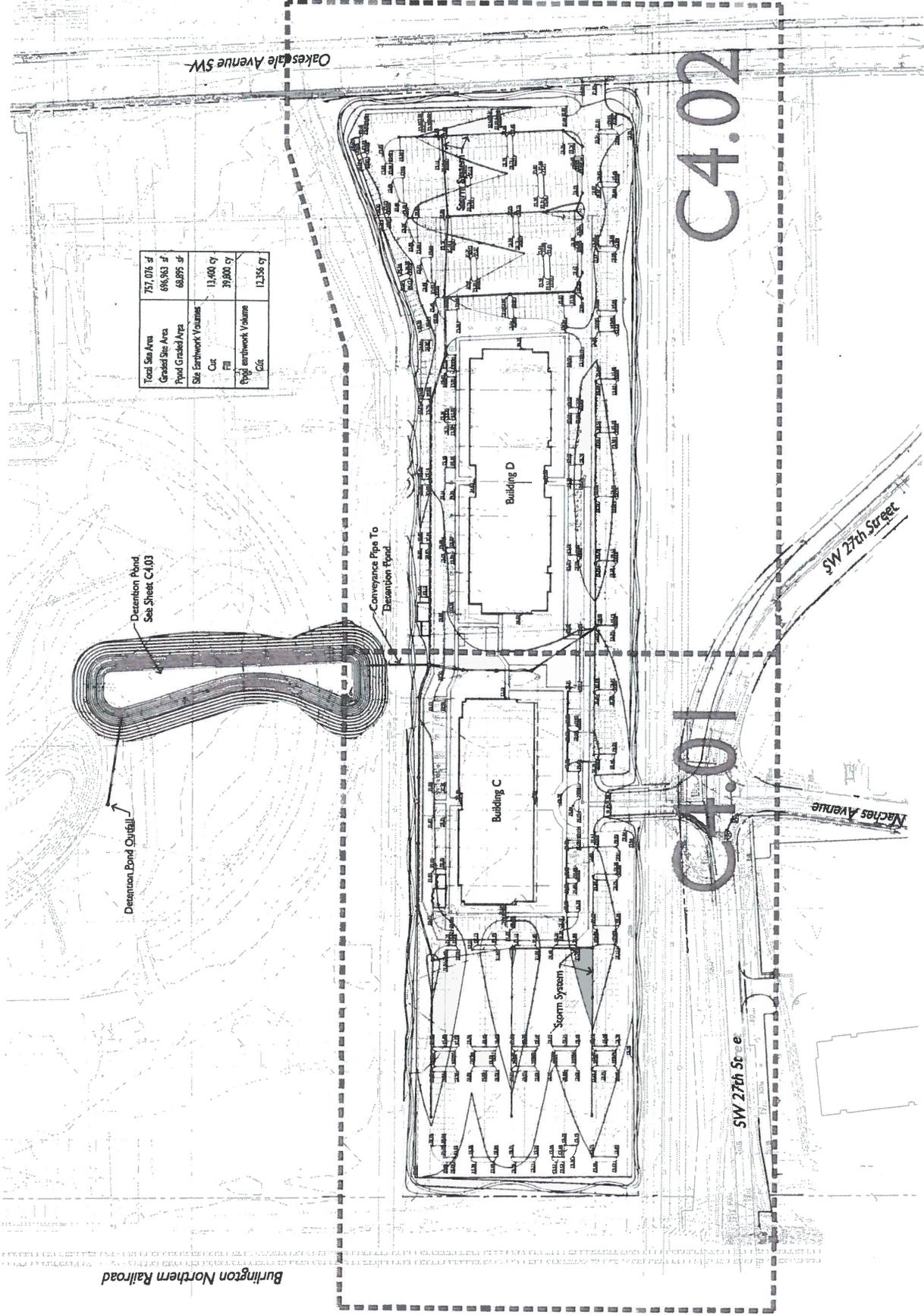
Call before you Dig. 8-1-1
 1-800-74-5555
 UNDERGROUND
 SERVICE (USA)
 SCALE 1"=80'



TITLE LONGACRES BUSINESS CENTER SW 27TH ST & NACHES AVE SW 		CONSULTANT COUGHLIN PORTER LUNDEEN 801 SECOND AVENUE, SUITE 400 SEATTLE, WA 98104 P: 206-441-2400 F: 206-441-2401 WWW.CPL-USA.COM STRUCTURAL AND CIVIL ENGINEERING CORPORATION		ISSUED: MARK DATE DESCRIPTION NONE SITE PLAN REVIEW	
PROJECT NUMBER SAG		PROJECT NUMBER SAG		PROJECT NUMBER SAG	
DRAWN BY GSA		ISSUE DATE 02/02/05		ISSUE DATE 02/02/05	
SCALE GSA		SCALE GSA		SCALE GSA	
SHEET TITLE NUMBER Flood Hazard Data Map					

Call before you dig
 Dig 8-1-1
 1-800-424-5555
 UNDERGROUND
 SERVICE (USA)
 SCALE 1"=80'

TITLE LONGACRES BUSINESS CENTER		SW 27TH ST & NACHES AVE SW		CONSULTANT COUGHLIN PORTER LUNDEEN 861 SECOND AVENUE, SUITE 190 BATTLE SEA, WA 98104 P: 206-441-2544 F: 206-441-2545 A CONSULTING STRUCTURAL AND CIVIL ENGINEERING CORPORATION	ISSUED: MARK DATE DESCRIPTION 01/20/15 SITE PLAN REVIEW	PROJECT NUMBER DRAWN BY APPROVATE SEAL	PITBORN SAS 02/20/15
SHEET TITLE / NUMBER Grading And Drainage Overall Plan			C4.00				



Total Site Area	757,076 sf
Graded Site Area	696,943 sf
Paved Graded Area	68,895 sf
Site Earthwork Volume	13,400 cy
Cut	39,900 cy
Fill	
Pipe Earthwork Volume	12,356 cy
Cut	

Detention Pond
 See Sheet C4.03

Conveyance Pipe To
 Detention Pond

Building C

Building D

Storm System

C4.01

C4.02

SW 27th Street

Naches Avenue

SW 27th Street

Burlington Northern Railroad

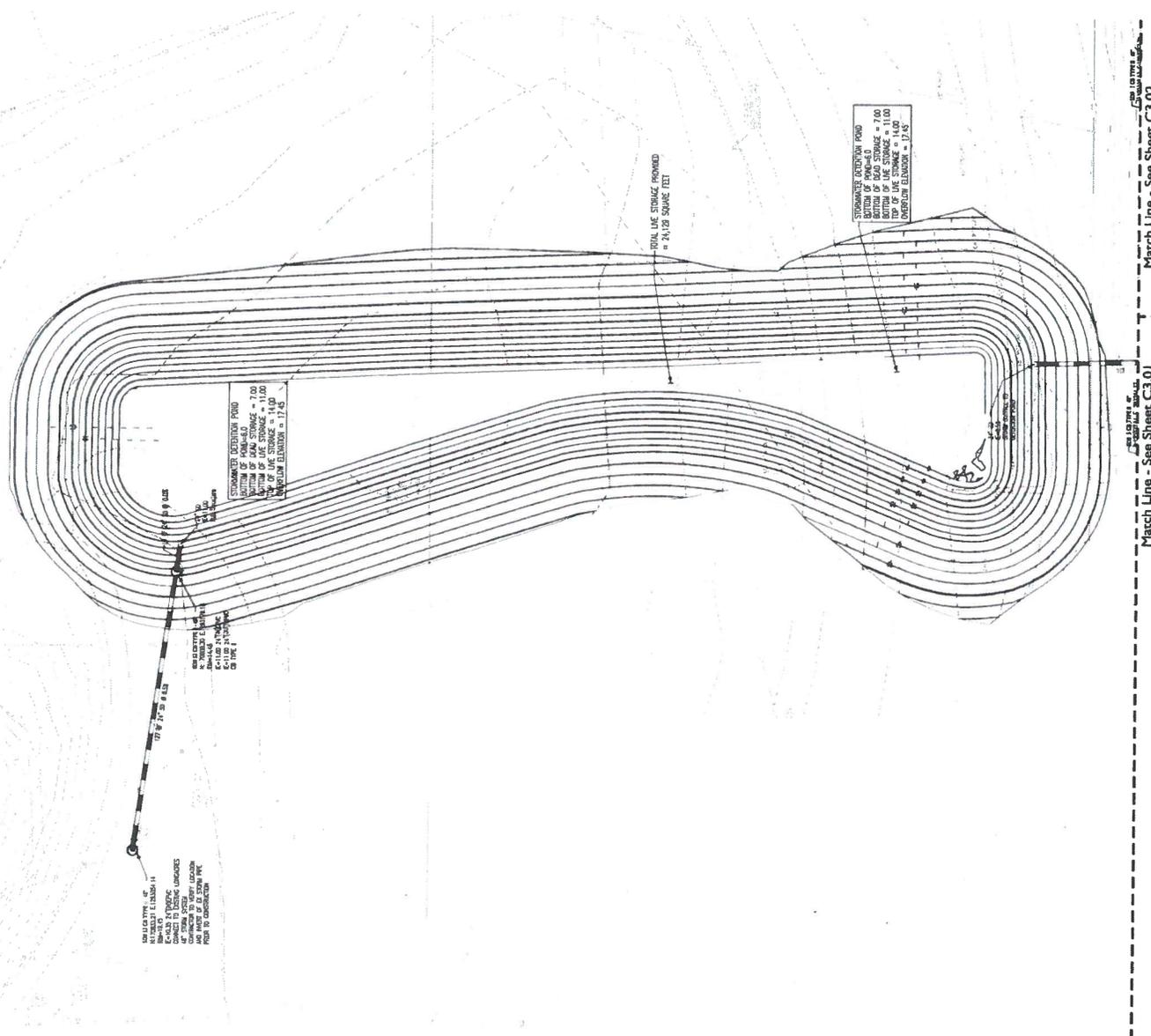
EXHIBIT 10

Call before you Dig. 8-1-1
 or 1-800-24-5555
 UNDERGROUND
 SERVICE (USA)
 SCALE 1"=20'

TITLE LONGACRES BUSINESS CENTER SW 27TH ST & NICHES AVE SW				CONSULTANT COUGHLIN PORTER LUNDEEN 801 SECOND AVENUE, SUITE 200 BATTLE CREEK, MI 49814 P: 269.443.2444 F: 269.443.1807 WWW.COUGHLINPORTERLUNDEEN.COM STRUCTURAL AND CIVIL ENGINEERING CORPORATION		PROJECT NUMBER P1878304 OWNER SAS ISSUE DATE 02/08/16 ISSUED BY	
ISSUED DATE DESCRIPTION 02/08/16 STEEL PLAN REVIEW		PROJECT NUMBER P1878304 OWNER SAS ISSUE DATE 02/08/16 ISSUED BY		SHEET TITLE / NUMBER Grading And Drainage Plan C4.03			

LEGEND

EXISTING
EXISTING ROAD
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING WATER MAIN
EXISTING GAS
EXISTING ELECTRIC
EXISTING TELEPHONE
EXISTING CABLE TV
EXISTING FIRE HYDRANT
EXISTING MANHOLE
EXISTING CATCH BASIN
EXISTING STORM WATER INLET
EXISTING STORM WATER OUTLET
EXISTING STORM WATER POND
EXISTING STORM WATER BASIN
EXISTING STORM WATER TANK
EXISTING STORM WATER RESERVOIR
EXISTING STORM WATER RETENTION POND
EXISTING STORM WATER DETENTION POND
EXISTING STORM WATER TREATMENT POND
EXISTING STORM WATER STORAGE POND
EXISTING STORM WATER COLLECTION POND
EXISTING STORM WATER DISTRIBUTION POND
EXISTING STORM WATER TREATMENT PLANT
EXISTING STORM WATER STORAGE TANK
EXISTING STORM WATER RETENTION TANK
EXISTING STORM WATER DETENTION TANK
EXISTING STORM WATER TREATMENT TANK
EXISTING STORM WATER STORAGE BASIN
EXISTING STORM WATER RETENTION BASIN
EXISTING STORM WATER DETENTION BASIN
EXISTING STORM WATER TREATMENT BASIN
EXISTING STORM WATER STORAGE POND
EXISTING STORM WATER RETENTION POND
EXISTING STORM WATER DETENTION POND
EXISTING STORM WATER TREATMENT POND
EXISTING STORM WATER STORAGE BASIN
EXISTING STORM WATER RETENTION BASIN
EXISTING STORM WATER DETENTION BASIN
EXISTING STORM WATER TREATMENT BASIN



STORMWATER COLLECTION POND
 TOP ELEVATION = 7.00
 BOTTOM ELEVATION = 4.00
 TOTAL AREA STORAGE = 17.45

TOTAL AREA STORAGE = 24.28 SQUARE FEET

STORMWATER COLLECTION POND
 TOP ELEVATION = 7.00
 BOTTOM ELEVATION = 4.00
 TOTAL AREA STORAGE = 24.28

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**

August 18, 2015

**Entire Document
Available Upon Request**

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.

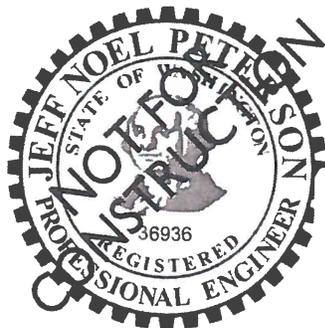
The test borings were advanced using mud rotary drilling methods. Soil samples were obtained at five-foot intervals in general accordance with American Society for Testing and Materials (ASTM) Test Designation D-1586. Using this procedure, a 2-inch (outside diameter) split barrel sampler is driven into 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

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:

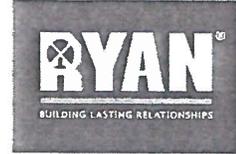
<u>45</u>	<u>Total Surveyed Trees, based on current Survey</u>
6	Trees within 2' of site fill area.
30	Trees within 2' of site fill area and of species not compatible with developed site.
1	Trees in conflict with Metro Power Easement.
<u>1</u>	<u>Trees in conflict with Public Sidewalk.</u>
38	Total trees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

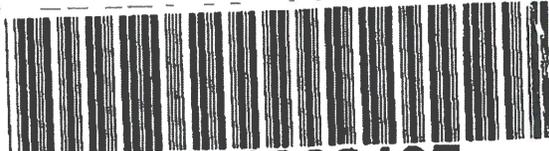
Please do not hesitate to contact Ryan Companies if you have any questions or need further information.

Sincerely,
Ryan Companies U.S., Inc.


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 028
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 document(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 I 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

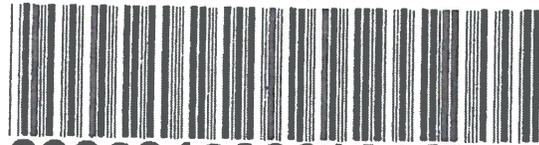
{03003-0104/SB022180 328}

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
 PAGE 001 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 Boking 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	<input type="checkbox"/> 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
Recommendations: 150 Police Calls for Service Estimated Annually To protect materials and equipment it is recommended that all materials and tools be locked up when not in use. The site will need security lighting and any construction trailer should be completely fenced in with portable chain link fencing. The fence will provide both a physical and psychological barrier to any prospective thief and will demonstrate that this area is private property. Construction trailers should be kept locked when not in use, and should also have a heavy duty deadbolt installed with no less than a 1 1/2" throw when bolted. Glass windows in the trailer should be shatter resistant. I also recommend the business post the appropriate "No Trespassing" signs on the property while it's under construction. This will aid police in making arrests on the property after hours if suspects are observed vandalizing or stealing building materials. Due to the isolated location of this site, the use of private security personnel to patrol the site during the hours of darkness is recommended. All exterior doors should be made of solid metal or metal over wood, with heavy duty deadbolt locks, latch guards or pry resistant cylinders around the locks, and peepholes. If glass doors are used, they should be fitted with the hardware described above and additionally be fitted with a layer of security film. Security film can increase the strength of the glass by up to 300%, greatly reducing the likelihood of breaking glass to gain entry. Access to the back of the buildings should be limited, preferably with security fencing, as these areas could be vulnerable to crime due to the lack of natural surveillance by business customers or employees. It is recommended that the commercial areas be monitored with recorded security alarm systems installed. It's not uncommon for businesses to experience theft and/or vandalism during the hours of darkness. An auxiliary security service could be used to patrol the property during those times. It is important to direct all foot traffic towards the main entrance of the buildings. Any alternative employee entrances should have controlled access doors to prevent trespassing. All areas of this project need to have adequate lighting. This will assist in the deterrent of theft from motor vehicle (one of the most common crimes in Renton) as well as provide safe pedestrian travel for both employees and customers. Both structures should have building numbers clearly posted with numbers at least 12" in height and of a color contrasting with the building. This will assist emergency personnel in locating the correct location for response.	

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

Fire Review - Building Comments	Contact: Corey Thomas 425-430-7024 cthomas@rentonwa.gov
Recommendations: Environmental Impact Comments: 1. Fire impact fees are applicable at the rate of \$0.14 per square foot of commercial office space. This fee is paid at time of building permit issuance. Code Related Comments: 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.	



PLAN - Planning Review - Land Use

Version 1 |

Fire Review - Building Comments	Contact: Corey Thomas 425-430-7024 cthomas@rentonwa.gov
<p>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.</p> <p>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.</p> <p>4. An electronic site plan is required prior to occupancy for pre fire planning purposes.</p> <p>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.</p>	

Technical Services Comments	Contact: Amanda Askren 425-430-7369 aaskren@rentonwa.gov
<p>Recommendations: Technical Services 9/4/2015</p> <p>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.</p>	



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

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

DATE OF NOTICE OF APPLICATION: August 26, 2015
LAND USE NUMBER: LUA15-000630, ECF, MOD, SA-H
PROJECT NAME: Longacres Business Center

PROJECT DESCRIPTION: The applicant, Ryan Companies U.S. Inc., 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. 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. The site is part of the original 158 acres of property known as the Longacres Office Park. 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. Site access would be served through either from 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. The site plan includes 1,063 parking stalls with a perimeter landscaping observed around the site. The site contains 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. There are 53 significant trees onsite and the applicant is proposing to retain seven (7) trees.

The applicant submitted a Geotechnical Study by Terra Associates, Inc. (dated August 18, 2015); a Traffic Impact Analysis by Transportation Engineering NorthWest (dated August 21, 2015); a Preliminary Technical Information Report (dated August 21, 2015); and an Environmental Setting Report by Terracon Consultants, Inc. (dated August 14, 2015). The project site includes a drainage system with a detention wetpond for water quality treatment and detention located north of the BOW Lake Pipeline Right-of-Way.

PROJECT LOCATION: SW 27th Ave & Naches Ave SW

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

PERMIT APPLICATION DATE: August 24, 2015
NOTICE OF COMPLETE APPLICATION: August 26, 2015
APPLICANT: Molly Carson, Ryan Companies US, Inc. / 3900 E. Camelback Road, Suite 100 / Phoenix, AZ 85018

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

Name/File No.: Longacres Business Center/LUA15-000630, ECF, MOD, SA-H

NAME: _____
MAILING ADDRESS: _____
TELEPHONE NO.: _____

ZIP: _____

EXHIBIT 23



PROJECT CONTACT PERSON: Dave Williams, Ryan Companies US, Inc. / 3900 E. Camelback Road, Suite 100 / Phoenix, AZ 85018 / Dave.Williams@ryancompanies.com

Permits/Review Requested: Environmental (SEPA) Review, Site Plan Review-Hearing Examiner and Street Modification

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

Requested Studies: Arborist Report, Geotechnical Study, Traffic Impact Analysis, Preliminary Technical Information Report, Landscape Analysis, Parking Analysis, and Environmental Setting Report

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

PUBLIC HEARING: Public hearing is tentatively scheduled for **October 27, 2015** before the Renton Hearing Examiner in Renton Council Chambers at 11:00 AM on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:
Zoning/Land Use: The subject site is designated **Employment Area (EA)** on the City of Renton Comprehensive Land Use Map and **Commercial Office (CO)** on the City's Zoning Map.

Environmental Documents that Evaluate the Proposed Project: Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation: The project will be subject to the City's SEPA ordinance, **RMC 4-2-120B; 4-4; 4-6-060; 4-9-070; and 4-9-200** and other applicable codes and regulations as appropriate.

Proposed Mitigation Measures: The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- ***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.***

Comments on the above application must be submitted in writing to Clark H. Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on September 9, 2015. This matter is also tentatively scheduled for a public hearing on October 27, 2015, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

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

Name/File No.: Longacres Business Center/LUA15-000630, ECF, MOD, SA-H

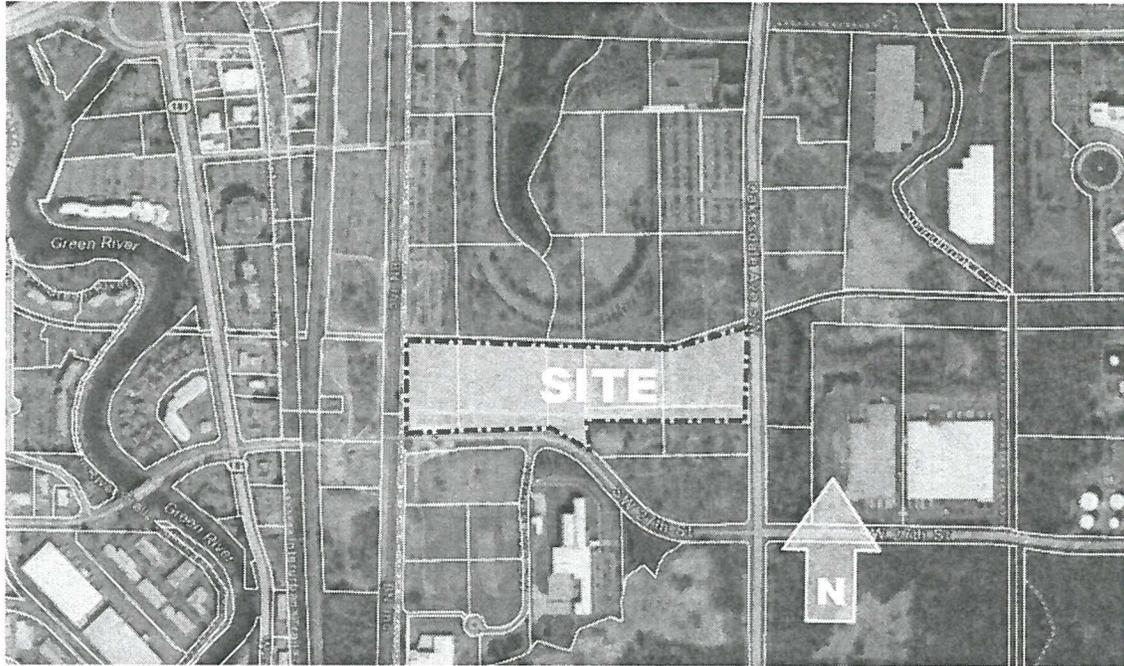
NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

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

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



CITY OF RENTON

Modification Request

City of Renton
1055 South Grady Way, Renton WA 98055

Project Name: Longacres Business Center Phase II

Site Address: 27th St. & Naches Ave SW Renton, WA 98057

King County Parcel ID: 0886700090, 0886700100, 0886700150, 0886700190, 0886700160, and
0886700180

Applicant: Longacres Renton LLC
3900 E. Camelback, Suite 100
Phoenix, AZ 85018

Contact: Dave Williams
Ryan Companies
(602) 322-6126
Dave.Williams@ryancompanies.com

Project Location:

The proposed development location for Longacres Business Center Phase II is a 17.38 acre site near the West municipal border of the City of Renton. It is comprised of 7 lots; parcel numbers 0886700090, 0886700100, 0886700150, 0886700190, 0886700160, and 0886700180. The site is bounded by Burlington Northern Railroad to the West, SW 27th St. to the South, Oaksdale Ave. SW to the East, and the Bow Lake Pipeline to the North.

Project Scope:

Development for the Longacres Business Center Phase II will include two (2) standalone buildings totaling ~300,000 SF. The occupancy classification for building development will be general office. The building uses we are proposing fall under the City of Renton's Commercial Office Zone requirements.

Modification Request:

Street frontage improvements along Oaksdale Ave per RMC 4-6-060 requires 103 ft (6.5ft of dedication). Street frontage improvements required are 8ft. sidewalks, 8ft. planter strip, curb and gutter and 8ft. parking lanes and bike lanes.

In order to provide an uninterrupted on-site pedestrian trail and continuous native landscaping we are requesting the following modification.

- Exemption from the typical required street frontage improvements along Oaksdale Ave SW.

Modification Justification:

- a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.
 - *The required suburban street improvements are out of context with the natural setting of the site and surrounding native vegetation.*
 - *The existing sidewalk conditions along Oaksdale Ave SW meet the intent of the required improvements and include the following: Street lighting, Sidewalk, Bike lane, curb and gutter.*
 - *The required improvements are not in alignment with recently developed properties along Oaksdale AVE SW and will create discontinuity along the street frontage.*
- b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment;
 - *The existing improvements meet the objectives intended by the Code requirements.*
 - *The existing sidewalk conditions along Oaksdale adequately serve the public's interest.*
- c. Will not be injurious to other property(ies) in the vicinity;
 - *The proposed modification will not be injurious to other properties.*
 - *The proposed modifications do not prohibit future implementation of the street improvements.*
- d. Conforms to the intent and purpose of the Code;
 - *The existing conditions meet the intent of the Code.*
 - *The proposed modifications allow for improved landscape screening of the project.*
- e. Can be shown to be justified and required for the use and situation intended;
 - *The proposed modification will allow for an enhanced pedestrian path around the perimeter of the project and will improve pedestrian connectivity between Oaksdale Ave SW and 27th Ave SW.*
- f. Will not create adverse impacts to other property(ies) in the vicinity.
 - *The proposed modification to preserve the existing conditions will have no impact on other properties in the vicinity and will eliminate disruption of services in the area.*

20050504000673

V.228 P.022

DWG AREA

BOEING LONGACRES PROPERTY SECOND AMENDED BINDING SITE PLAN

S.W. 1/4 SEC. 24, T.23N., R.4E., W.M.
S.E. 1/4 SEC. 24, T.23N., R.4E., W.M.
N.W. 1/4 SEC. 25, T.23N., R.4E., W.M.
N.E. 1/4 SEC. 25, T.23N., R.4E., W.M.

CITY OF RENTON, KING COUNTY, WASHINGTON

THIS SURVEY SUPERCEDES PREVIOUS BINDING SITE PLAN RECORDED UNDER RECORDING NO. 20040108000164

DEDICATIONS:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BINDING SITE PLAN PURSUANT TO CHAPTER 56.17 R.C.W. AND DECLARE THE BINDING SITE PLAN TO BE A GRAPHIC REPRESENTATION OF SAME AND THAT SAID BINDING SITE PLAN IS MADE WITH FREEDOM AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

THE BOEING COMPANY, A DELAWARE CORPORATION

Collet M. Junda

BY

4-25-2005

DATE

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS DAY PERSONALLY APPEARED BEFORE ME *Arlene C. Rice* KNOWN TO BE AN ATTORNEY IN FACT OF THE BOEING COMPANY, THE CORPORATION DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 25 DAY OF April, 2005

Arlene C. Rice

SIGNATURE OF NOTARY PUBLIC IN AND FOR THE STATE OF

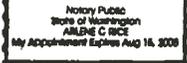
WASHINGTON, RESIDING AT Renton

Arlene C. Rice

PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES Aug 15, 2008

DATED: 4/25/05



LONGACRES PARK, INC. A WASHINGTON CORPORATION

Collet M. Junda

BY

4-25-2005

DATE

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS DAY PERSONALLY APPEARED BEFORE ME *Arlene C. Rice* KNOWN TO BE AN ATTORNEY IN FACT OF LONGACRES PARK, INC., THE BOEING COMPANY DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 25 DAY OF April, 2005

Arlene C. Rice

SIGNATURE OF NOTARY PUBLIC IN AND FOR THE STATE OF

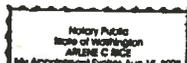
WASHINGTON, RESIDING AT Renton

Arlene C. Rice

PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES Aug 15, 2008

DATED: 4/25/05



LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN OF BOEING LONGACRES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 24 AND 25, TOWNSHIP 23 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN AND THAT THE COUSERS AND DISTANCES ARE SHOWN CORRECTLY THEREON.

John P. Phillips 4/25/05

PROFESSIONAL LAND SURVEYOR

CERTIFICATION NO. 33148

APPROVALS:

ADMINISTRATOR OF PLANNING, BUILDING, PUBLIC WORKS

EXAMINED AND APPROVED PER RCW 56.17.160 (1) THIS 27 DAY OF April 2005

Neil Wether for *Greg Zimmermann*

ADMINISTRATOR, CITY OF RENTON

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 3rd DAY OF May 2005

Scott Noble

KING COUNTY ASSESSOR

Michelle Homanis

DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBERS 088670-0910 TO 088670-0400

KING COUNTY FINANCE DIVISION CERTIFICATION

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION OF ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE ARE PAID IN FULL. THIS 3rd DAY OF May 2005

Ken Gou

DIRECTOR, KING COUNTY OFFICE OF FINANCE

John T. Metten

DEPUTY DIRECTOR, KING COUNTY OFFICE OF FINANCE



DECLARATION OF COVENANT:

THE OWNERS OF THE LAND EMBRACED WITHIN THIS BINDING SITE PLAN, IN RETURN FOR THE BENEFIT TO ACCRUE FROM THIS SUBDIVISION, BY SIGNING HEREON COVENANTS AND AGREE TO CONVEY THE BENEFICIAL INTEREST IN THE NEW EASEMENTS SHOWN ON THIS BINDING SITE PLAN TO ANY AND ALL FUTURE PURCHASERS OF THE LOTS, OR OF ANY SUBDIVISIONS THEREOF. THIS COVENANT SHALL RUN WITH THE LAND AS SHOWN ON THIS BINDING SITE PLAN.

RECORDING CERTIFICATE:

RECORDED IN 20050504000673
FILED FOR RECORD AT THE REQUEST OF THE CITY OF RENTON, THIS 27 DAY OF April, 2005 AT 19 MINUTES PAST 11 A.M. AND RECORDED IN VOLUME 228 OF PLAYS, PAGES 217-218, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

Don Whelan

SUPERINTENDENT OF RECORDS

LUA-02-022-BSP LND-35-0114

EXHIBIT 25

SURVEYED BY: <u>WHP</u>	CHECKED BY:		
DRAWN BY: <u>KDM/CPC</u>	APPROVED BY:		
LAST EDIT: <u>04/22/05</u>	PLOT DATE: <u>04/22/05</u>		
DATE	BY	REVISION	CK/DAPP



BOEING REALTY CORPORATION BOEING LONGACRES PROPERTY	
SECOND AMENDED BINDING SITE PLAN	
RENTON, KING	WASHINGTON
SCALE:	PROJECT NO. 32269
	DRAWING FILE NAME: 32269-Surv-Bs01

WH
2580 North 71st Parkway
Bellevue, Washington 98003-4877
Phone: 425-486-1000
Fax: 425-486-1001
www.wh.com

117 SHEET

20050504000673 V.228 P.023

D.M.C. INC.

BOEING LONGACRES PROPERTY SECOND AMENDED BINDING SITE PLAN

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-130572-WA1, DATED APRIL 18, 2005 AT 7:30 A.M.

LOTS 1 THROUGH 35, INCLUSIVE, & TRACTS A, B, C, D, & E OF BOEING LONGACRES PROPERTY, AMENDED BINDING SITE PLAN, RECORDED JANUARY 8, 2004 IN VOLUME 219 OF PLATS AT PAGE(S) 87 THROUGH 73, INCLUSIVE, UNDER RECORDING NO. 2004010800784, IN KING COUNTY, WASHINGTON.

EASEMENTS, COVENANTS & AGREEMENTS AFFECTING SUBJECT PROPERTY

SCHEDULE B

REFERENCES BELOW TO LOTS AND TRACTS REFER TO THE AMENDED BINDING SITE PLAN AS RECORDED UNDER RECORDING NO. 2004010800784. EXCEPTIONS CONTAINED IN THE TITLE REPORT NOT SHOWN BELOW ARE EITHER NOT SURVEY RELATED OR DO NOT AFFECT SUBJECT PROPERTY.

46. AF 1236320, POWER, AFFECTS PARCEL A, UNABLE TO PLOT
51. AF 413067, ROW LAKE PIPELINE R/W, AS SHOWN
52. AF 4404710, POWER, AFFECTS PARCEL B, UNABLE TO PLOT
53. AF 5388283, POWER, AFFECTS LOTS 8, 10, 14, 16, TRACT C
55. AF 3417048, POWER, AFFECTS LOTS 8, 10, 16, TRACT C
56. AF 3840875, POWER, AFFECTS LOT 1
57. AF 5375076/5355375, GAS MAIN GAS PIPELINE, AFFECTS LOTS 8, 10, 16, TRACT C
62. AF 6255282, SANITARY SEWER, AFFECTS LOTS 8, 10, 16, TRACT C - SEWER DOES NOT FALL IN ESM
84. AF 780280884, POWER, AFFECTS LOTS 1-5, 7
87. AF 6012280373, WATER/SANITARY SEWER, AFFECTS LOTS 1-4
88. AF 6212080487, WATER/SANITARY SEWER, AFFECTS LOTS 1-4
71. AF 8412070848, WATER/SANITARY SEWER, AFFECTS LOT 17
72. AF 8802140883, POWER, AFFECTS LOTS 8, 10, 16, TRACT C
74. AF 8611703503, POWER, AFFECTS LOTS 1, 5, 7
75. AF 8803161006/8501760432, WATER/SANITARY SEWER, AFFECTS LOTS 18-22
76. AF 20010124000403, TELEPHONE, AFFECTS LOTS 1-5, 7
77. AF 2004010317/8113010208, HOV-2, HOV-3, HOV-4
78. AF 6304250797, DISCLOSES UNRECORDED DRAINAGE DITCH AGREEMENT, UNABLE TO PLOT
80. AF 848010540, ACCESS, RESTRICTIVE COVENANTS AND BUILDING SETBACKS
85. AF 930421692/2311021368, SANITARY SEWER, AFFECTS LOTS 23-26, TRACT E
100. AF 946250067, AGREEMENT FOR TRANSFER WATER SERVICE AND PROVISION FOR SECONDARY FIRE SERVICE
102. AF 1998070801296, RESTRICTIVE COVENANTS FOR SOUTH MARSH AREA (TR. E)
103. LEASE BETWEEN LONGACRES PARK AND THE BOEING CO., REC. NO. 8707030126
104. AF 871271718, ACCESS, AFFECTS LOTS 23 AND 24
106. AF 881700307, WATER, AFFECTS LOTS 14, AND 20
107. AF 881100310, STORM, AFFECTS LOTS 1 AND 2
102. AF 880531140, FIRE ACCESS, AFFECTS LOT 23, UNABLE TO PLOT
110. AF 880321918, POWER, AFFECTS LOT 26
110. AF 880321461, WATER, AFFECTS LOT 23
112. AF 880311152, PARKING, EGRESS/EGRESS, AFFECTS LOTS 1-10
116. AF 8708281704, RESTRICTIVE COVENANT REGARDING SOC FEE SEGREGATION
118. AF 8803281878, POWER, AFFECTS LOTS 23-26
119. AF 8803231472, WATER, AFFECTS LOTS 11, 13, 21-22
120. AF 2001010400088, DEVELOPMENT AGREEMENT
121. AF 20020301000347, POWER, AFFECTS TRACTS
122. AF 20030221002404, COVENANTS, EASEMENTS, RESTRICTIONS ON BINDING SITE PLAN
123. AF 20030221002408, DEVELOPMENT AGREEMENT
124. AF 20010124000403, TELEPHONE (W/ST), AFFECTS LOTS 1-5, 7
125. AF 20030221002404 AND 2004010800784, COVENANTS, EASEMENTS, RESTRICTIONS, RESTRICTIONS ON BOEING LONGACRES PROPERTY BINDING SITE PLAN
126. AF 8803250371, ROAD DEDICATION DEED, DEDICATION FROM 16TH TO 27TH

GENERAL PROJECT DESCRIPTION

DEVELOPER: BOEING REALTY CORPORATION
3075 160TH AVENUE SE
BELLEVUE, WA 98008
PHONE: (425) 865-1111

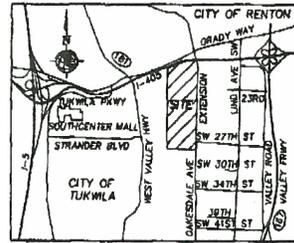
SURVEYOR/ENGINEER: W&H PACIFIC
3350 MONTE VILLA PARKWAY
BOHEMIA, WA 98021
PHONE: (425) 951-4800

ARCHITECT: HELMUTH OBATA + KASSABAH INC.
ARCHITECTURE, ENGINEERING, PLANNING,
INTERIORS, GRAPHICS, CONSULTING

ZONING: COMMERCIAL OFFICE ZONE (CO)

TOTAL: 6,688,233 S.F. 153.8 ACRES

BUILDING USES: OFFICE, BUSINESS PARK

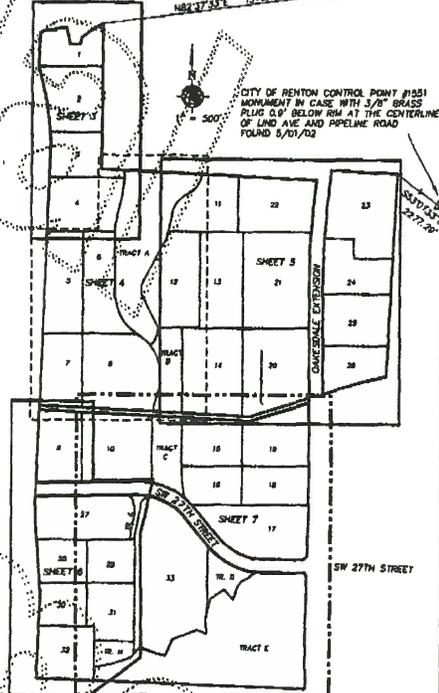


VICINITY MAP NOT TO SCALE

CITY OF RENTON CONTROL POINT #1881
3 1/2" DIA. BRASS DISK WITH PLUNCH
STAMPED "CITY OF RENTON 84"
SET ON EAST END CONCRETE RAILING ON
NORTH SIDE SW 16TH STREET BRIDGE
FOUND 4/26/02

LOT AREA TABLE

LOT/TRACT	SQ. FT.	ACRES
LOT 1	37,744	2.0
LOT 2	180,368	3.9
LOT 3	100,469	2.3
LOT 4	168,848	3.8
LOT 5	168,438	3.8
LOT 6	153,729	3.5
LOT 7	127,495	2.9
LOT 8	238,375	5.4
LOT 9	136,334	3.1
LOT 10	208,164	4.7
LOT 11	142,248	3.2
LOT 12	200,331	4.6
LOT 13	183,630	4.2
LOT 14	276,202	5.1
LOT 15	128,087	2.9
LOT 16	100,111	2.3
LOT 17	221,702	5.0
LOT 18	113,810	2.6
LOT 19	154,630	3.5
LOT 20	226,656	5.2
LOT 21	278,701	6.4
LOT 22	182,085	4.1
LOT 23	325,834	7.4
LOT 24	132,491	3.0
LOT 25	147,759	3.3
LOT 26	108,260	2.4
LOT 27	184,617	4.2
LOT 28	53,284	1.2
LOT 29	30,838	0.7
LOT 30	189,872	4.3
LOT 31	118,344	2.7
LOT 32	130,862	3.0
LOT 33	414,692	9.5
TRACT A	328,807	7.4
TRACT B	80,798	1.8
TRACT C	31,783	0.7
TRACT D	58,758	1.3
TRACT E	626,758	14.3
TRACT G	12,082	0.3
TRACT H	37,068	0.8



SHEET LAYOUT

HORIZONTAL DATUM

THE HORIZONTAL DATUM FOR THIS PROJECT IS AN ASSUMED HISTORICAL DATUM (BOEING'S LONGACRES PROPERTY DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RENTON AND THE BOEING REALTY CORPORATION).

CITY OF RENTON SURVEY CONTROL

RES TO CITY OF RENTON SURVEY CONTROL NETWORK MONUMENTS
NORTHEAST CORNER OF LOT 1 TO CITY OF RENTON PT#1881: N82°33'33" 1578.18'
NORTHEAST CORNER OF LOT 1 TO CITY OF RENTON PT#1881: S58°10'23" 2447.78'
NORTHEAST CORNER LOT 23 TO CITY OF RENTON PT#1881: N18°23'57" 1282.54'
NORTHEAST CORNER LOT 23 TO CITY OF RENTON PT#1881: S83°01'37" 2271.25'

NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS N 01°02'36" E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., AS SHOWN ON THE RECORD OF SURVEY FOR LONGACRES, RECORDED UNDER RECORDING NUMBER 980103801.
2. REFERENCE THE FOLLOWING SURVEYS FOR SECTION SUBDIVISION AND BOUNDARY INFORMATION:
AF 880118802, PARCEL EASEMENT FOR LONGACRES
AF 850680109, DEED OF DEDICATION FOR SW 16TH ST.
AF 880102801, RECORD OF SURVEY FOR LONGACRES
AF 880335077, DEED OF DEDICATION FOR GANESDALE AVE. SW
AF 2000063090001, RECORD OF SURVEY FOR GANESDALE AVE. SW RIGHT-OF-WAY
3. FIELD MEASUREMENTS FOR THIS MAP WERE PERFORMED WITH WILD TOTAL STATIONS AND MET OF EXCEEDED A LINEAR CLOSURE OF 1/15,000. ALL PRIMARY MEASUREMENTS AND EQUIPMENT AND APPROVED ADJUSTED TO A NATIONAL GEODETIC CALIBRATED BASELINE, WITHIN THE LAST YEAR.
4. THE WETLAND AND BUFFER DELINEATIONS SHOWN ARE AS PROVIDED BY SVERDRUP CIVIL, INC. THE WETLAND CONSERVATION AREA SHOWN AT THE SOUTH END OF THE SITE IS FOR THE DEVELOPMENT AGREEMENT.
5. VEHICLE AND PEDESTRIAN CONNECTION IMPROVEMENT STANDARDS:
THE DEVELOPMENT OF THE LOTS CREATED HEREIN SHALL PROVIDE SUITABLE VEHICULAR AND PEDESTRIAN CONNECTIONS TO PUBLIC RIGHTS-OF-WAY WITHIN THE DEVELOPMENT OF THE SITE AS FOLLOWS:
- PEDESTRIAN CONNECTIONS SHALL BE PROVIDED FROM BUILDING ENTRANCES WITHIN EACH INDIVIDUAL PARCEL TO A PUBLIC RIGHT-OF-WAY.
- PRIVATE ROADWAYS SHALL BE CONSTRUCTED WITH A MINIMUM PAVEMENT WIDTH OF 22 FEET PLUS CURB AND SIDEWALK ON ONE SIDE.
- THE ADMINISTRATOR, OR APPOINTED DESIGNER, MAY APPROVE THE MODIFICATION OF THESE STANDARDS IF THE APPLICANT IS ABLE TO DEMONSTRATE EQUIVALENT STANDARDS WOULD BE ADEQUATE AND APPROPRIATE. JUSTIFICATION IS GIVEN.
- THE CITY RESERVES THE RIGHT TO REQUIRE REASONABLE LANDSCAPE ENHANCEMENTS ALONG STREET FRONTS IN ORDER TO ESTABLISH A CONSISTENT STREETSCAPE THROUGHOUT THE SITE.
6. INSTALLATION OF IMPROVEMENTS:
ALL REQUIRED STREET, UTILITY, AND GRADING IMPROVEMENTS NECESSARY FOR SITE SPECIFIC DEVELOPMENT MUST BE INSTALLED TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DIVISION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE LOTS CREATED HEREIN UNLESS OTHERWISE INSTALLED IN ADVANCE OF BUILDING CONSTRUCTION IN WHICH CASE APPROVAL OF A SITE PREPARATION/CONSTRUCTION PERMIT BY THE DEVELOPMENT SERVICES DIVISION WILL BE NECESSARY. REQUIRED ACCESS AND UTILITY IMPROVEMENTS NECESSARY TO SERVE ANY LOT OR LOTS ASSOCIATED WITH A PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS INCLUDING BUT NOT LIMITED TO, STANDARDS AS ESTABLISHED UNDER CHAPTER 8, STREET AND UTILITY STANDARDS, CONTAINED WITHIN TITLE IV, DEVELOPMENT REGULATIONS, OF THE RENTON MUNICIPAL CODE.
7. MAINTENANCE PROVISION:
THE OWNERS OF THE LOTS CREATED HEREIN HAVE THE RIGHT TO ENTER ANY EASEMENT LOCATED WITHIN OTHER PARCELS IN ORDER TO INSPECT AND/OR REPAIR EXISTING COMMON PRIVATE UTILITY AND ACCESS IMPROVEMENTS.
8. TRACTS A-E AND G-H:
TRACTS A, B, C, D, E, G AND H ARE TO REMAIN IN PRIVATE OWNERSHIP BY THE BOEING CORPORATION ON ITS ASSIGN, WHICH SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID TRACTS.

LUA-02-022-BSP LND-35-0114

217 SHEET	SURVEYED BY: WHP	CHECKED BY:
	DRAWN BY: KOM/CPC	APPROVED BY:
	LAST EDIT: 04/22/05	PLOT DATE: 04/22/05
	DATE: 04/22/05	REVISION: CKD/APR

BOEING REALTY CORPORATION BOEING LONGACRES PROPERTY SECOND AMENDED BINDING SITE PLAN	
RENTON, KING	WASHINGTON
SCALE:	PROJECT NO. 32269
	DRAWING FILE NAME: 32269-Surv-Bs01

W&H PACIFIC	3350 Monte Villa Parkway Bellevue, Washington 98005-9978
	(206) 461-0000 (206) 461-0001 www.wahpacific.com

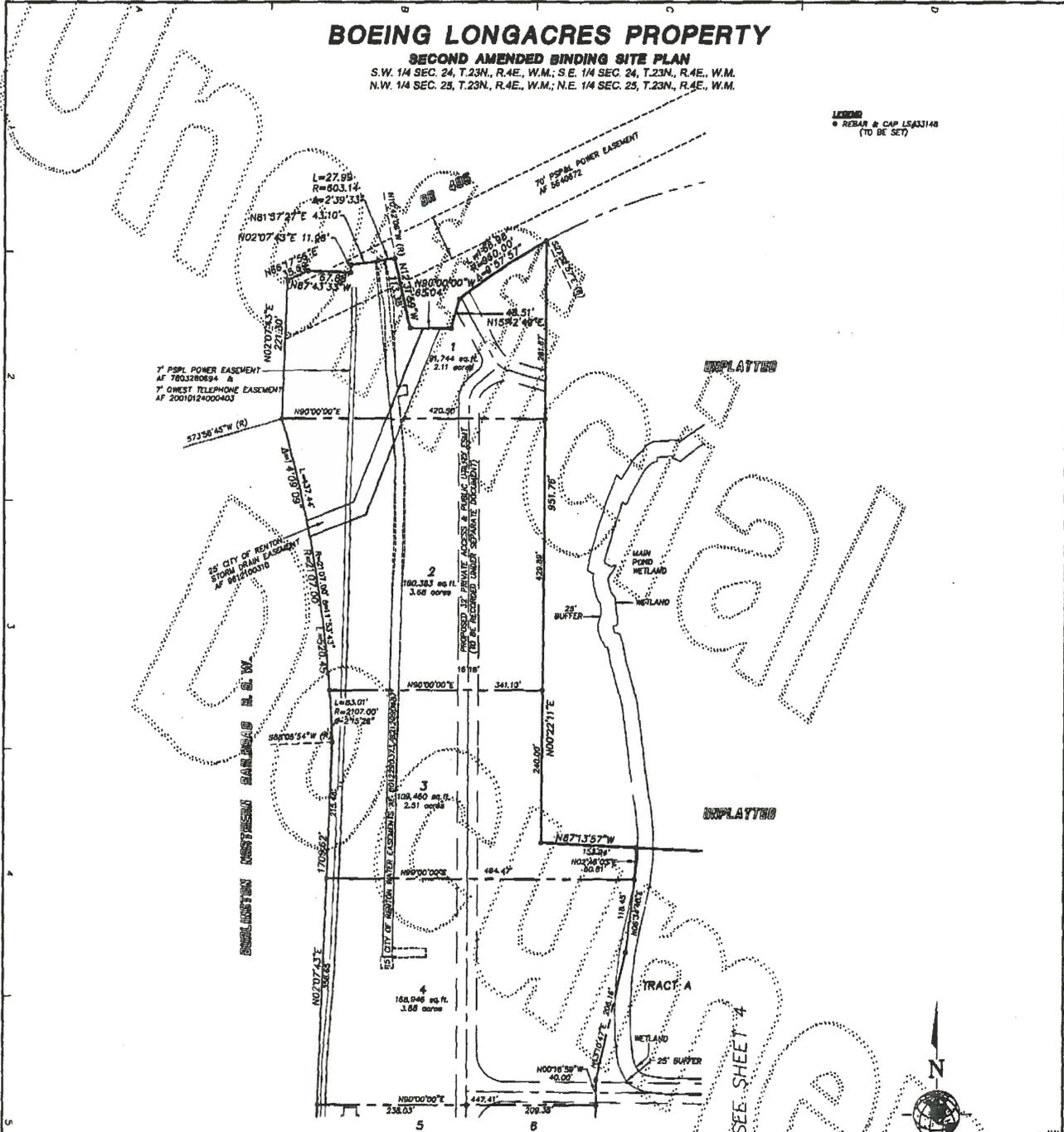
20050504000673 V.228 P.024

DWG INDEX

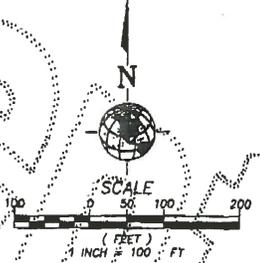
BOEING LONGACRES PROPERTY

SECOND AMENDED BINDING SITE PLAN
 S.W. 1/4 SEC. 24, T.23N, R.4E, W.M.; S.E. 1/4 SEC. 24, T.23N, R.4E, W.M.
 N.W. 1/4 SEC. 25, T.23N, R.4E, W.M.; N.E. 1/4 SEC. 25, T.23N, R.4E, W.M.

LEGEND
 * REBAR & CAP (S&S) (TO BE SET)



SEE SHEET 4



LUA-02-022-8SP LND-35-0114

3/7 SHEET	SURVEYED BY: <u>WHP</u> CHECKED BY: _____		
	DRAWN BY: <u>KDM/CPC</u> APPROVED BY: _____		
	LAST EDIT: <u>04/22/05</u> PLOT DATE: <u>04/22/05</u>		
DATE	BY	REVISION	CK'D/APP'R



BOEING REALTY CORPORATION
 BOEING LONGACRES PROPERTY
SECOND AMENDED BINDING SITE PLAN

RENTON, KING WASHINGTON
 SCALE: 1" = 100' PROJECT NO. 32269 DRAWING FILE NAME: 32269-Surv-Bs01

WH
 2280 Nordic Villa Parkway
 Seattle, Washington 98148-1978
 (206) 465-0000
 whp@a.com
 Planners • Engineers • Surveyors • Landscape Architects

20050504000673 V.228 P.025

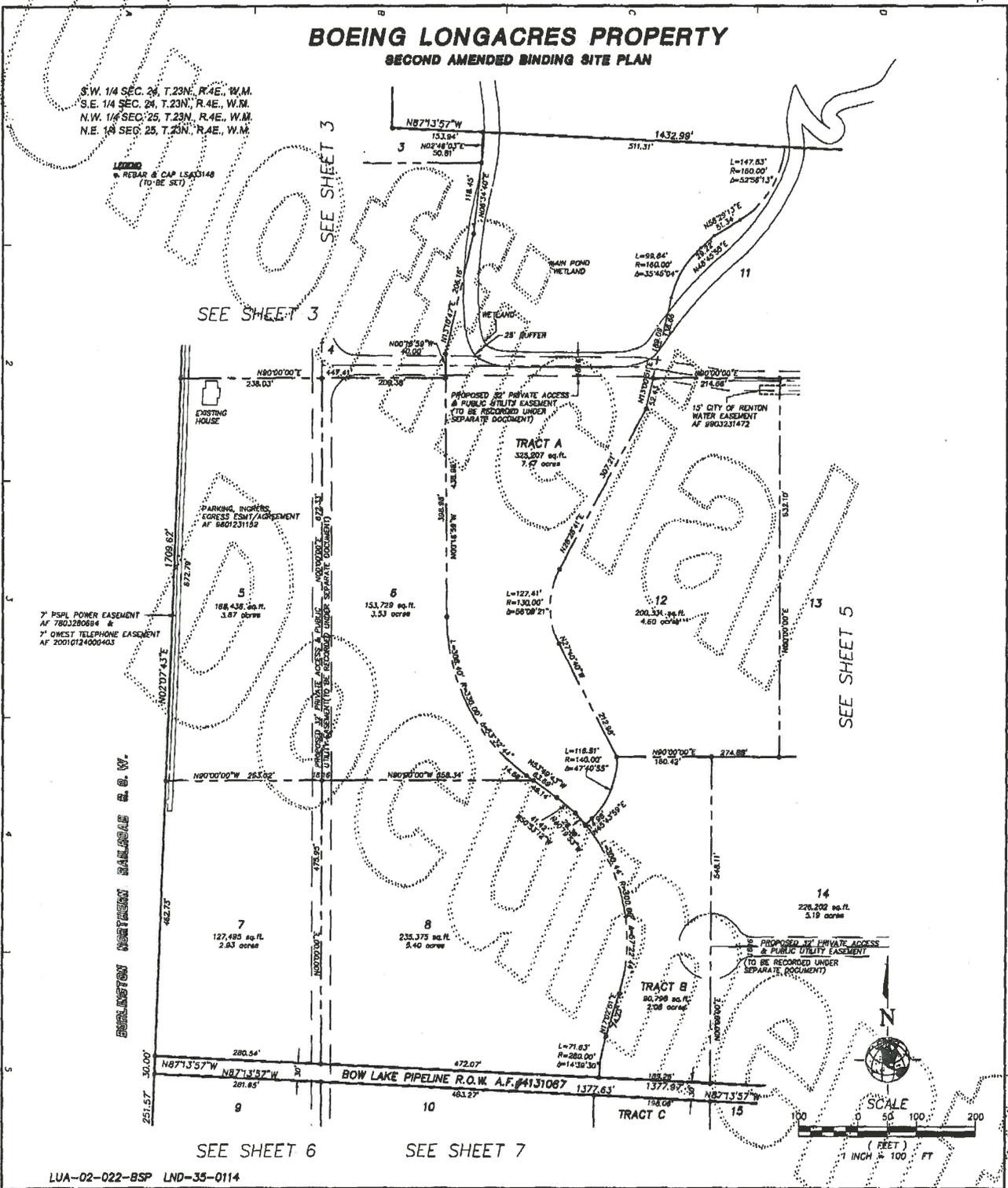
DWG INDEX

BOEING LONGACRES PROPERTY
SECOND AMENDED BINDING SITE PLAN

S.W. 1/4 SEC. 24, T.23N, R.4E., W.M.
 S.E. 1/4 SEC. 24, T.23N, R.4E., W.M.
 N.W. 1/4 SEC. 25, T.23N, R.4E., W.M.
 N.E. 1/4 SEC. 25, T.23N, R.4E., W.M.

LANDING
 & REPAIR & CAP L5403148
 (TO BE SET)

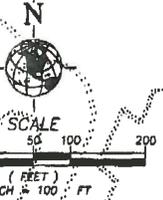
SEE SHEET 3



SEE SHEET 5

SEE SHEET 6

SEE SHEET 7



LUA-02-022-BSP LND-35-0114

4/7 SHEET	SURVEYED BY: <u>WHP</u>	CHECKED BY: _____
	DRAWN BY: <u>KDM/CPC</u>	APPROVED BY: _____
	LAST EDIT: <u>04/22/05</u>	PLOT DATE: <u>04/22/05</u>
	DATE BY REV#	REVISION

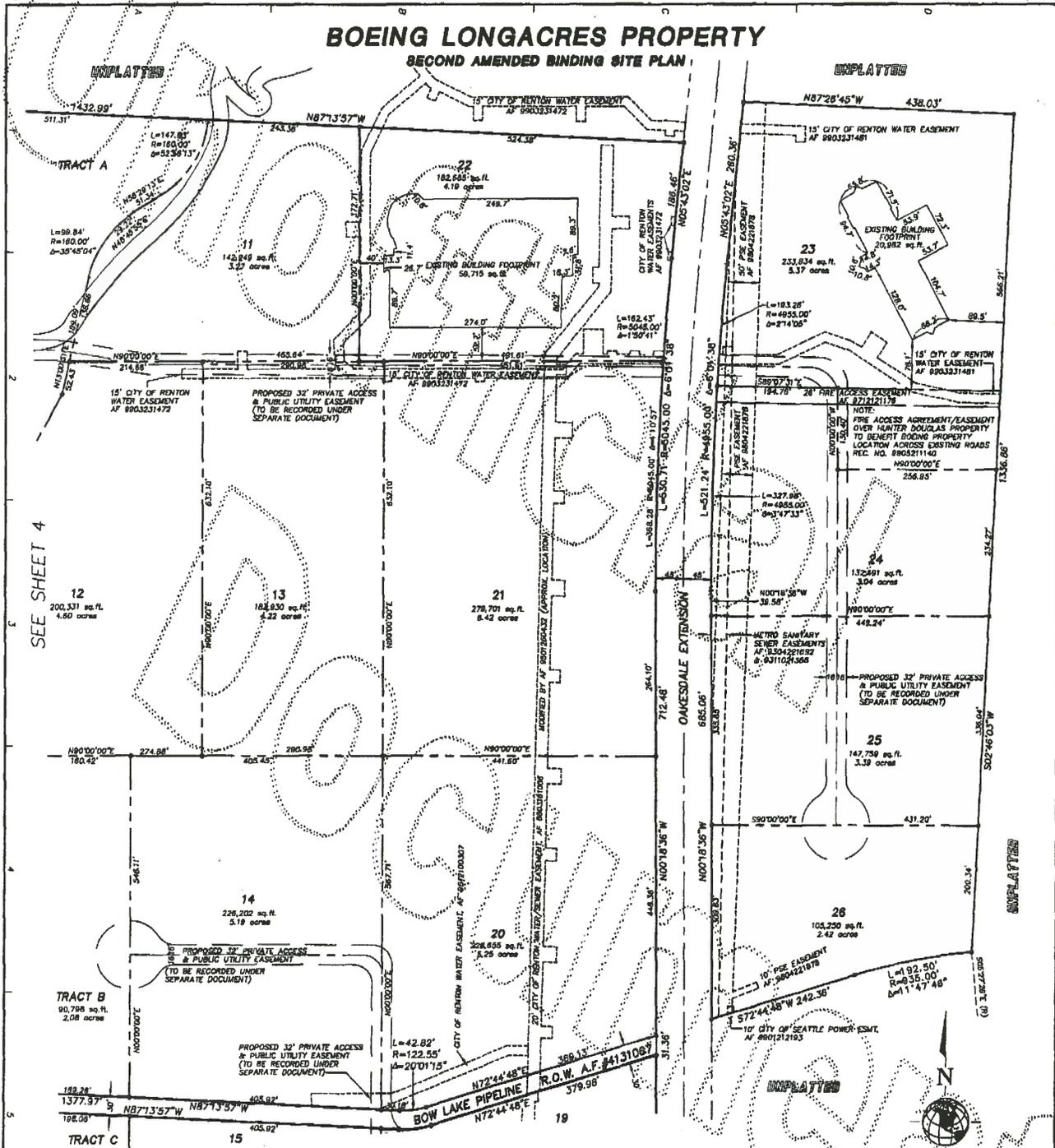


BOEING REALTY CORPORATION BOEING LONGACRES PROPERTY		
SECOND AMENDED BINDING SITE PLAN		
RENTON, KING	WASHINGTON	
SCALE: 1" = 100'	PROJECT NO. 32269	DRAWING FILE NAME: 32269-Surv-Bs01

20050504000673 V.228 P.026

DWS INDEX

**BOEING LONGACRES PROPERTY
SECOND AMENDED BINDING SITE PLAN**



SEE SHEET 4

SEE SHEET 7

S.W. 1/4 SEC. 24, T.23N., R.4E., W.M.
S.E. 1/4 SEC. 24, T.23N., R.4E., W.M.
N.W. 1/4 SEC. 25, T.23N., R.4E., W.M.
N.E. 1/4 SEC. 25, T.23N., R.4E., W.M.

LUA-02-022-BSP LND-35-0114

1/17 LS3HS	SURVEYED BY: WHP	CHECKED BY:			
	DRAWN BY: KDM/CPC	APPROVED BY:			
	LAST EDIT: 04/22/05	PLOT DATE: 04/22/05			
	DATE	BY	REV#	REVISION	CK'D



BOEING REALTY CORPORATION
BOEING LONGACRES PROPERTY
SECOND AMENDED BINDING SITE PLAN

RENTON, KING WASHINGTON

SCALE: 1" = 100'

PROJECT NO. 32269

DRAWING FILE NAME: 32269-SURV-B501

WH
3900 Monte Villa Parkway
Bellevue, Washington 98005-8970

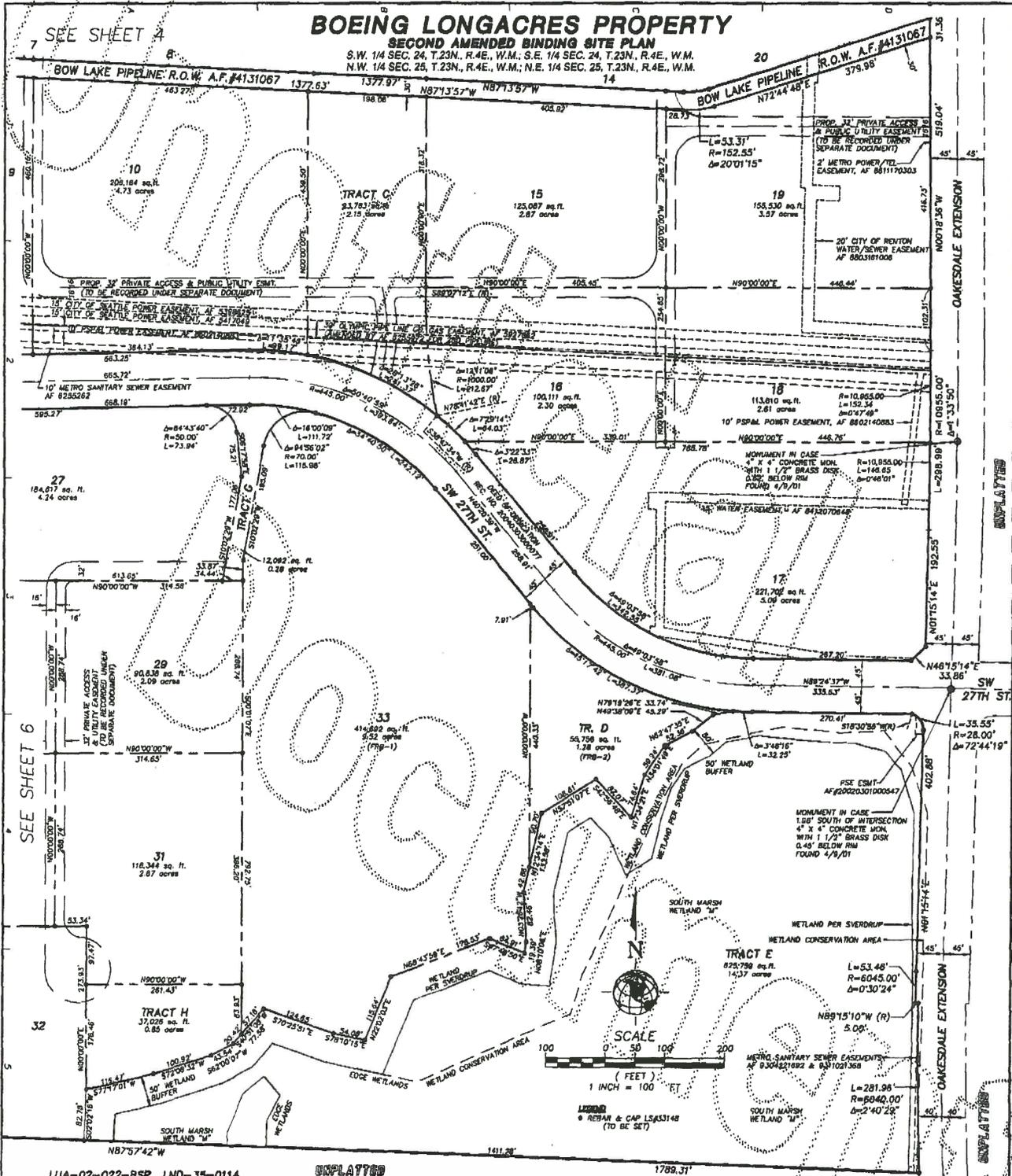
COMPANY: 4000
PHONE: 4000
FAX: 4000

Illustrate • Supplement • Surveying • Landscape Architecture

20050504000673

V. 228 P.028

DWG. INDEX



LUA-02-022-BSP LND-35-0114 UNAPLATTED 1789.31'

7/7 SHEET	SURVEYED BY: WHP	CHECKED BY:		BOEING REALTY CORPORATION		
	DRAWN BY: KOM/CPC	APPROVED BY:		BOEING LONGACRES PROPERTY		
	LAST EDIT: 04/22/09	PLOT DATE: 04/22/09		SECOND AMENDED BINDING SITE PLAN		
	DATE	BY		REV	REVISION	

RENTON, KING WASHINGTON

SCALE: 1" = 100'

PROJECT NO. 32269

DRAWING FILE NAME: 32269-Surv-Bs01

2380 Maple Hills Parkway
Bellevue, Washington 98004-3979

Phone: 206-461-1100
Fax: 206-461-1101
www.wandh.com

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M E M O R A N D U M

DATE: September 21, 2015

TO: Clark H. Close, Senior Planner

FROM: Brianne Bannwarth, Development Engineering Manager 

SUBJECT: **Traffic Concurrency Test – Longacres Business Center Phase II;
File No. LUA150000630, ECF, MOD, SA-H**

Longacres Business Center Phase II is requesting Hearing Examiner Site Plan Review, SEPA Environmental Review, and a Street Modification for two (2) standalone general office buildings totaling 300,000 square feet (SF). The vacant 17.38 acre 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. The site is part of the original 158 acres of property known as the Longacres Office Park. Site access will be served either from Oakesdale Ave SW or a private access roadway from Naches Ave SW via SW 27th St. The site plan includes 1,063 parking stalls.

The Traffic Impact Analysis was completed by TENW (dated August 21, 2015). 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 existing). Based on the results of a traffic operations analysis at the offsite 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. 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 Longacres Business Center Phase II development. These results show that no major improvements such as signalization are needed at the site access

locations. The proposed project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D as follows:

Traffic Concurrency Test Criteria	Pass
Implementation of citywide Transportation Plan	Yes
Within allowed growth levels	Yes
Project subject to transportation mitigation or impact fees	Yes
Site specific street improvements to be completed by project	Yes
Traffic Concurrency Test Passes	

Evaluation of Test Criteria

Implementation of citywide Transportation Plan: As shown on the attached citywide traffic concurrency summary, the city’s investment in completion of the forecast traffic improvements are at 130% of the scheduled expenditure through 2014.

Within allowed growth levels: As shown on the attached citywide traffic concurrency summary, the calculated citywide trip capacity for concurrency with the city adopted model for 2014 is 92,310 trips, which provides sufficient capacity to accommodate the 3,178 additional trips from this project. A resulting 89,132 trips are remaining.

Project subject to transportation mitigation or impact fees: The project will be subject to transportation impact fees at time of building permit for each new single family residence.

Site specific street improvements to be completed by project: The project will be required to complete all internal and frontage street improvements for the building prior to occupancy. Any additional off-site improvements identified through SEPA or land use approval will also be completed prior to final occupancy.

Background Information on Traffic Concurrency Test for Renton

The City of Renton Traffic Concurrency requirements for proposed development projects are covered under Renton Municipal Code (RMC) 4-6-070. The specific concurrency test requirement is covered in RMC 4-6-070.D, which is listed for reference:

D. CONCURRENCY REVIEW PROCESS:

1. Test Required: A concurrency test shall be conducted by the Department for each nonexempt development activity. The concurrency test shall determine consistency with the adopted Citywide Level of Service Index and Concurrency Management System established in the Transportation Element of the Renton Comprehensive Plan, according

to rules and procedures established by the Department. The Department shall issue an initial concurrency test result describing the outcome of the concurrency test.

2. Written Finding Required: *Prior to approval of any nonexempt development activity permit application, a written finding of concurrency shall be made by the City as part of the development permit approval. The finding of concurrency shall be made by the decision maker with the authority to approve the accompanying development permits required for a development activity. A written finding of concurrency shall apply only to the specific land uses, densities, intensities, and development project described in the application and development permit.*

3. Failure of Test: *If no reconsideration is requested, or if upon reconsideration a project fails the concurrency test, the project application shall be denied by the decision maker with the authority to approve the accompanying development activity permit application.*

The Concurrency Management System established in the Transportation Element on page XI-65 of the Comprehensive Plan states the following:

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, development will have met City of Renton concurrency requirements.

ADMINISTRATIVE ROADWAY MODIFICATION

RECOMMENDED FOR APPROVAL **DENIAL**

EVALUATION FORM & DECISION

PROJECT NAME: Longacres Business Center Phase II
PROJECT NUMBER: LUA15-000630, MOD
PROJECT MANAGER: Clark Close, Senior Planner
APPLICANT: Longacres Renton LLC
3900 E Camelback, Suite 100
Phoenix, AZ 85018
ZONING CLASSIFICATION: Commercial Office (CO)
PROJECT LOCATION: SW 27th Street and Naches Avenue SW

SUMMARY OF REQUEST:

Pursuant to RMC 4-9-250D the applicant is requesting an Administrative Modification from RMC 4-6-060 Street Standards for Oakesdale Avenue SW. The street frontage improvements along Oakesdale Avenue SW per RMC 4-6-060 require 103 ft. of right-of-way (6.5 ft. of dedication). In addition, the standards require 8 ft. sidewalks, 8 ft. planter strip, curb and gutter and 8 ft. parking lanes and bike lanes. The applicant is requesting an exemption from the typical required street frontage improvements along Oakesdale Avenue SW to provide an uninterrupted on-site pedestrian trail and continuous native landscaping.

BACKGROUND:

Longacres Business Center Phase II is requesting Hearing Examiner Site Plan Review, SEPA Environmental Review, and a Street Modification for two (2) standalone general office buildings totaling 260,000 square feet (SF). The vacant 17.38 acre site is generally located north of the intersection of SW 27th St and Naches Ave SW. Building C is a three-story 113,000 SF general office use building and Building D is a three-story 147,000 SF general office building. The site is part of the original 158 acres of property known as the Longacres Office Park. Site access will be served either from Oakesdale Ave SW or a private access roadway from Naches Ave SW via SW 27th St. An uninterrupted on-site pedestrian trail and continuous native landscaping is proposed surrounding the site providing pedestrian connectivity.

The existing right of way on Oakesdale Avenue SW is approximately 90 ft. and is classified as a principal arterial. The existing half-street frontage along Oakesdale Avenue SW contains half of a 13-foot center refuge lane, two 11-foot travel lanes, a 5-foot bike lane, curb and gutter, a 6-foot sidewalk, and street lighting.

EXHIBITS:

- Exhibit 1: Site Plan (A1.3)
 Exhibit 2: Preliminary Landscape Plan (L5.05 and L5.06)

ANALYSIS OF REQUEST:

The Section 4-6-060R.1 allows the Administrator to grant modifications provided the modifications meet the following criteria (pursuant to RMC 4-9-250D.2):

Criteria	Criteria Met
<p><i>a. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</i></p> <p><u>Staff Comment:</u> The modified street improvements will meet the objectives of a safe walkable environment. The improvements provide for a planting strip of sufficient size for landscaping on the backside of the sidewalk. The six foot side sidewalk at this location meets the needs of the limited number of residents relying on this sidewalk for access to the greater neighborhood.</p>	X
<p><i>b. Will not be injurious to other property(ies) in the vicinity; and</i></p> <p><u>Staff Comment:</u> The improvements will provide an upgrade to current conditions. The new improvements will meet the standards for safe vehicular and pedestrian use within the existing Oakesdale Avenue SW right-of-way.</p>	X
<p><i>c. Conform to the intent and purpose of the Code; and</i></p> <p><u>Staff Comment:</u> This modification provides a safe pedestrian route with sufficient width for this area.</p>	X
<p><i>d. Can be shown to be justified and required for the use and situation intended; and</i></p> <p><u>Staff Comment:</u> The revised street standards provide a safe design for vehicles and pedestrians, and will enhance the attractiveness of the new development. Maintaining a consistent appearance along the street frontage will be beneficial to the subject property and surrounding property owners.</p>	X

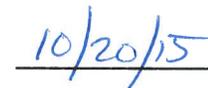
<p>e. <i>Will not create adverse impacts to other property(ies) in the vicinity; and</i></p> <p>Staff Comment:</p> <p>There are no identified adverse impacts from this modification of sidewalk width and planting strip width for this area.</p>	<p>X</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------

STAFF RECOMMENDATION

The proposal satisfies 5 of the 5 criteria listed in RMC 4-9-250D.2 for the requested modification if all conditions of approval are met. Therefore, Longacres Business Center Phase II roadway modification to leave the existing improvements along Oakesdale Avenue SW as is with no additional right-of-way dedication, Project Number LUA15-000630, MOD is **recommended for approved.**



Brianne Bannwarth, Development Engineering Manager



Date

This recommendation for approval of this modification will become part of the Staff's project report to the Hearing Examiner.

If you have any further questions regarding this decision, feel free to contact the project manager, Clark Close, at 425.430.7289 or cclose@rentonwa.gov.

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



CONSULTANT

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

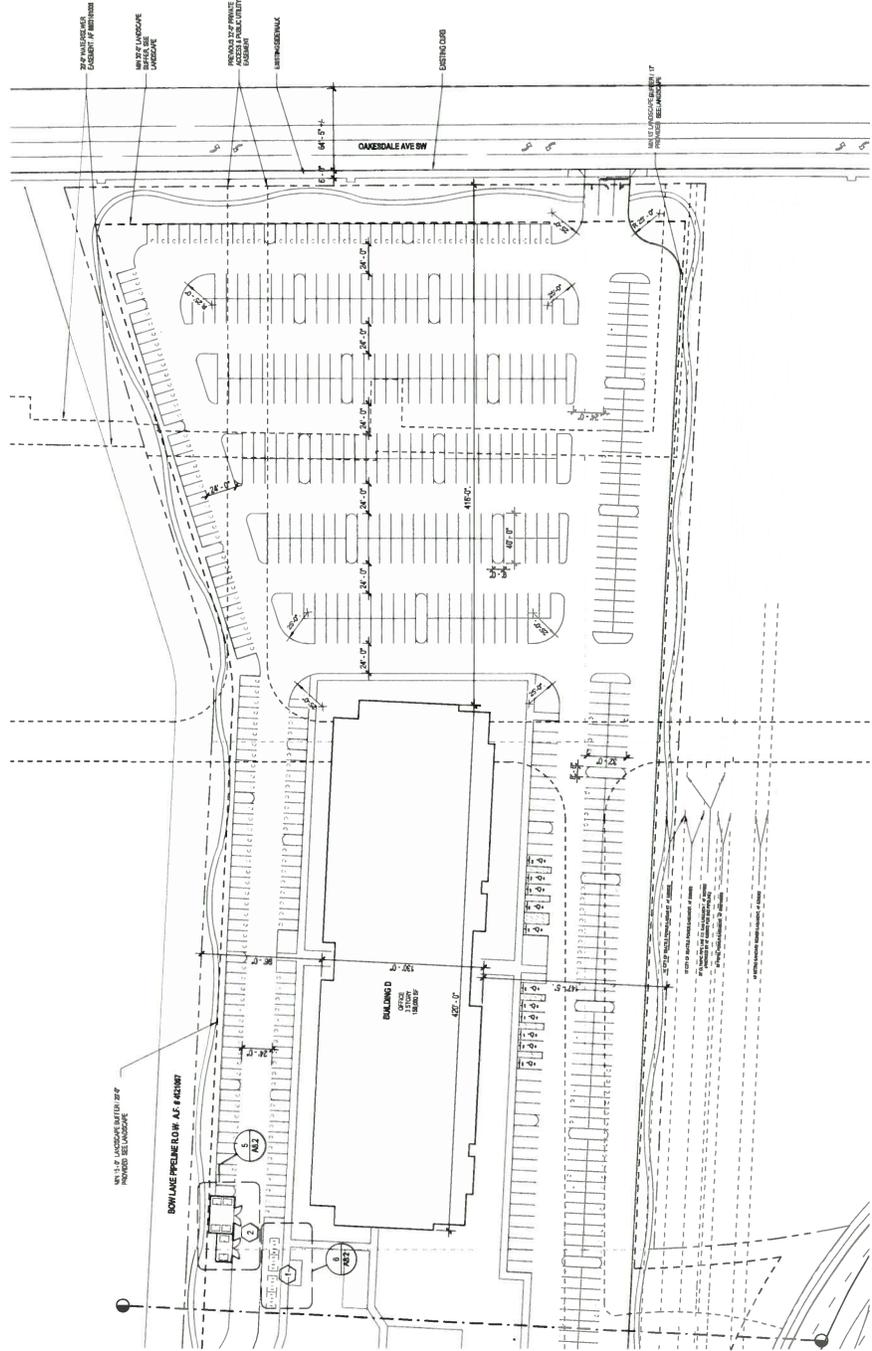
PROJECT NUMBER	RYAN 1515.00A	OR	
DRAWN BY		DATE	06/22/15
ISSUE DATE		SCALE	

SHEET TITLE / NUMBER
BUILDING D

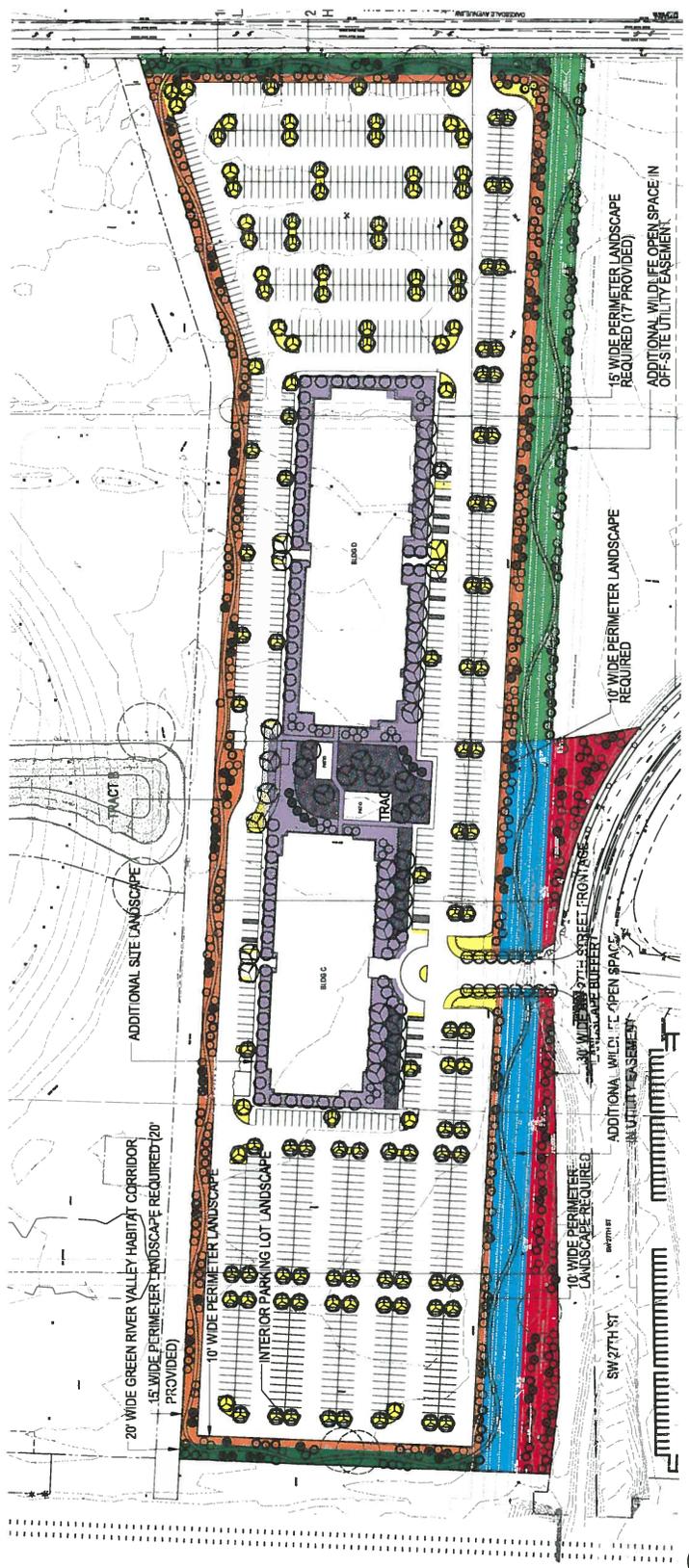
A1.3

KEYNOTES

- ① IRRECYCCLABLE ENCLOSURE
- ② RECYCCLABLE ENCLOSURE

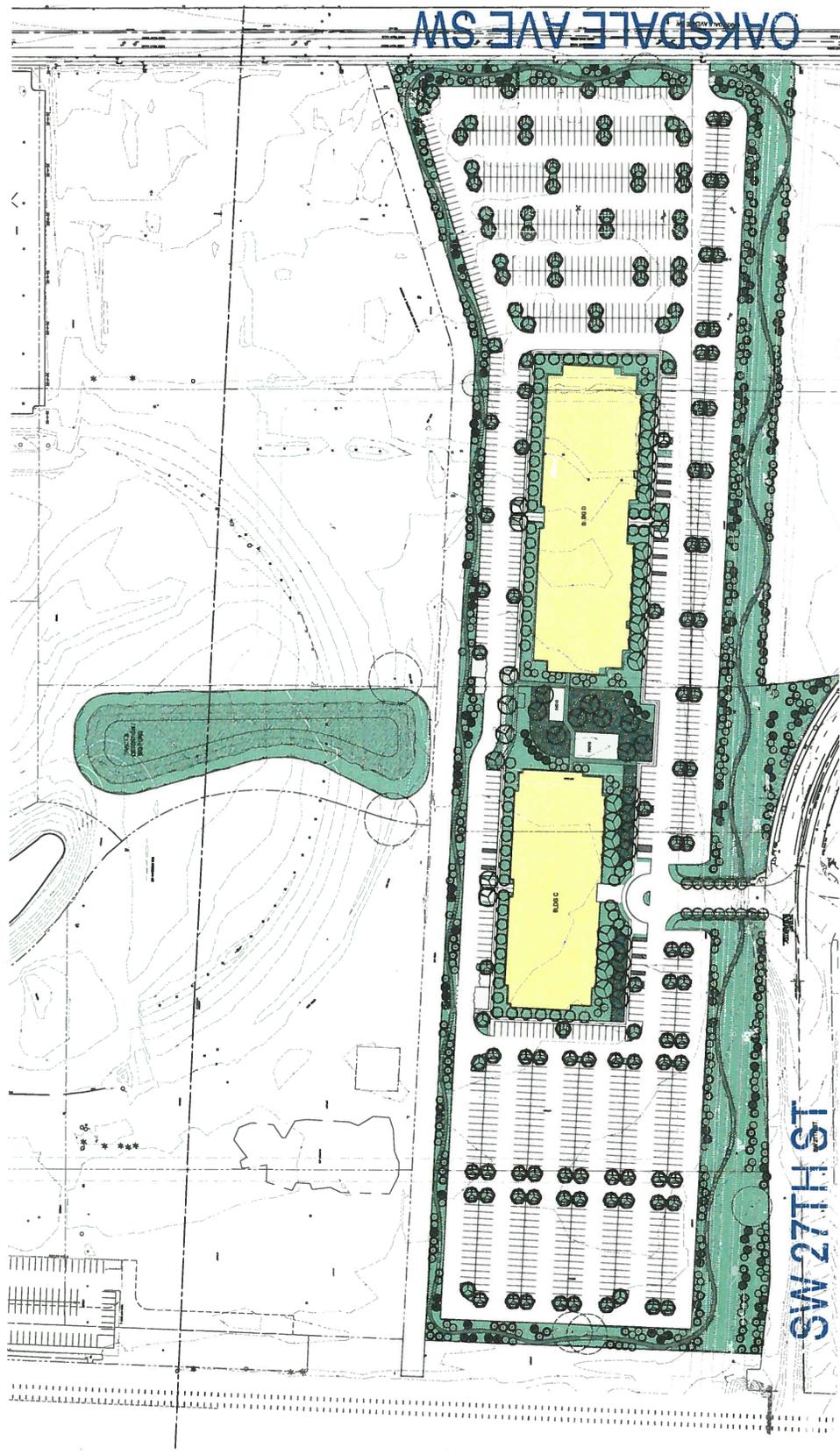


1 SITE PLAN - BUILDING D



1 LANDSCAPE CODE COMPLIANCE PLAN

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): 15,142 SF PROVIDED GREEN RIVER VALLEY WILDLIFE HABITAT: 24,468 SF (3%)
	PERIMETER LANDSCAPE AREA: REQUIRED 10' ON WEST PROPERTY: REQUIRED 15' ON NORTH PROPERTY: REQUIRED 15' AT SE PROPERTY: REQUIRED 10' ON OAKDALE AVE SW: TOTAL PROVIDED PERIMETER LANDSCAPE: 72,978 SF
	PARKING LOT LANDSCAPE PROVIDED PARKING LOT AREA: 402,615 SF REQUIRED PARKING LOT LANDSCAPE (5% OF PARKING LOT AREA): 20,141 SF PROVIDED PARKING LOT LANDSCAPE: 35,405 SF (8%)
	FRONTAGE BUFFER REQUIRED: 30' FRONTAGE BUFFER ON SW 27TH STREET PROVIDED FRONTAGE BUFFER: 40,190 SF
	PROVIDED ADDITIONAL SITE LANDSCAPE AREA: 70,463 SF
	PROVIDED ADDITIONAL WILDLIFE OPEN SPACE IN UTILITY EASEMENT: 48,446 SF
	PROVIDED ADDITIONAL WILDLIFE OPEN SPACE IN OFF-SITE UTILITY EASEMENT: 48,508 SF
	TOTAL SITE AREA: 757,087 SF TOTAL ON SITE LANDSCAPE AREA: 281,940 SF (39% OF SITE AREA)



1 RENDERED LANDSCAPE PLAN

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

PROJECT NUMBER: LUA15-000630, ECFR, MOD, SA-H
APPLICANT: Molly Carson, Ryan Companies US Inc.
PROJECT NAME: Longacres Business Center Phase II

PROJECT DESCRIPTION: 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.

PROJECT LOCATION: SW 27th Ave & Naches Ave SW
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 October 9, 2015. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: September 25, 2015

EXHIBIT 28

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



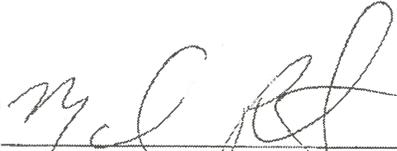
DATE OF DECISION:

September 21, 2015

SIGNATURES:



Gregg Zimmerman, Administrator
Public Works Department

9/21/15 

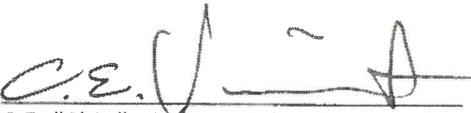
Date Mark Peterson, Administrator
Fire & Emergency Services

9/21/15

Date



Terry Higashiyama, Administrator
Community Services Department

9/21/15 

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

9/21/15

Date

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

PROJECT NUMBER: LUA15-000630, ECF, MOD, SA-H
APPLICANT: Molly Carson, Ryan Companies US Inc.
PROJECT NAME: Longacres Business Center Phase II

PROJECT DESCRIPTION: 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.

PROJECT LOCATION: SW 27th Ave & Naches Ave SW
LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

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

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.

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.
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

Recommendations: 150 Police Calls for Service Estimated Annually

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

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

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

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

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

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

Planning Review Comments

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

Recommendations:

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

Fire Review - Building Comments

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

Recommendations: Environmental Impact Comments:

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

Code Related Comments:

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.
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.

Engineering Review Comments

Contact: Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

Comments:

EXISTING CONDITIONS:

WATER The proposed development is within the City of Renton's 196 pressure zone water service area. There is an existing 12-inch water main in Naches Ave SW that ends at the cul-de-sac (refer to City project plan no. W-3399). There is also an existing 12-inch water main that runs north south near the project's east boundary line.

SEWER Sewer service will be provided by the City of Renton. There is an existing 8-inch diameter sewer main along Naches Road S.W.

STORM There is existing storm water conveyance system in Naches Road S.W. and along Oakesdale Avenue SW.

STREETS The existing right of way on S.W. 27th Street (AKA Strander Blvd) is approximately 90 ft. in width and is classified as a minor arterial. There are existing street frontage improvements (sidewalk) on the north side of S.W. 27th Street.

The existing right of way on Oakesdale Avenue S.W. is approximately 90 ft. and is classified as a principal arterial. There are existing street frontage improvements (sidewalk and landscape strip) on the west side of Oakesdale Avenue S.W.

CODE REQUIREMENTS:

WATER

The proposed development is within the City of Renton's 196 pressure zone water service area and outside of the City's aquifer and wellhead protection areas.

There is an existing 12-inch water main (see City water project plan no. W-0871) within a utility easement (recording no. 198803161006) running north-south and near the middle of tax lot 0886700190. The maximum capacity of this 12-inch line is 5,500 gallons per minute (gpm).

There is also an existing 12-inch water main in SW 27th St. which ends about 350 feet west of Naches Ave SW (see City project plan no. W-3218 and W-3693). The maximum capacity of this dead-end water line is 2,800 gpm.

Engineering Review Comments, cont.

Contact: Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

The static water pressure is about 70 psi at ground elevation of 25 feet.

Based on the project information submitted by the applicant for the pre-application meeting, the City's Fire Prevention Department has determined that the preliminary fire flow demand for the proposed development including the use of an automatic fire sprinkler system is 4,000 gpm. In order to provide water service for domestic and for fire protection to the proposed buildings, the following water main improvements will be required per City codes and development standards:

For Building C & D

On-site 12-inch looped water main around both buildings connecting to the existing 12-inch water main at 2 locations within the existing easement on the east side of the building. The south portion of the above 12-inch looped water main within shall be extended southerly in the new access road and shall be connected to the existing 12-inch water stub at the intersection of Naches Ave SW and SW 27th St.

For Both Buildings:

1. Installation of a separate fire sprinkler stub to each building with a detector double check valve assembly (DDCVA) for backflow prevention. The DDCVA shall be installed in an outside underground vault or in the building sprinkler rooms if it meets the conditions as shown on City's standard plan for the interior installation of a DDCVA.
2. Installation of hydrants as required by Renton Fire Prevention Dept.
3. Installation of a separate domestic water meter with a reduced backflow prevention assembly (RPBA) to each building. The RPBA shall be installed behind the meter and inside a heated enclosure ("hot-box") per City standard plan. Sizing of the meter shall be done in accordance with the Uniform Plumbing Code meter sizing criteria.
4. Installation of landscape irrigation meter and double check valve assembly (DCVA).

Please note that that the new water mains will be parallel to and will also cross over the 2 existing BP/Olympic Pipeline Co.'s petroleum pipelines and a Metro sanitary sewer line in this area. There is also an existing 60-inch transmission water pipeline belonging to Seattle Public Utilities. Adequate horizontal and vertical separation must be provided between the new water line and the petroleum pipelines, the Metro's sewer line and SPU's water pipeline. The applicant shall also obtain all required permits or authorizations from Olympic Pipeline, SPU and from King County/Metro for any work in vicinity of their respective lines.

Civil plans for the water main improvements will be required and must be prepared by a professional engineer registered in the State of Washington. Please refer to City of Renton General Design and Construction Standards for Water Main Extensions as shown in Appendix J of the City's 2012 Water System Plan. Adequate horizontal and vertical separations between the new water main and other utilities (storm sewer, sanitary sewer, power, gas, electrical) shall be provided for the operation and maintenance of the water main.

The development is subject to City's water system development charges and meter installation fees based on the size of the meters and of the fire sprinkler feeds.

Engineering Review Comments, cont.

Contact: Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

SANITARY SEWER

1. Two separate 6-inch diameter side sewer stubs are shown to each of the new buildings and have the required minimum 2% slope. The site plan proposes to connect to the existing sewer manhole located to the north of the intersection of Naches Avenue S.W. and S.W. 27th Street.
2. System development charge (SDC) for sewer is based on the size of the new domestic water meter(s) that will serve the new buildings. This is payable at the time the utility construction permit is issued.

SURFACE WATER

1. Preliminary drainage plans and preliminary drainage (TIR) report dated August 21, 2015 were submitted by Coughlin Porter Lundeen. The proposal is for construction of two commercial buildings with a total of 300,000 square feet and associated parking and utility services. Drainage review is in accordance with the 1990 King County Surface Water Design Manual (KCSWDM), however the TIR fluctuates between the 1990 KCSWDM and the 2009 City of Renton Amendments to the 2009 KCSWDM. The 15.96 acre site is located within the Black River drainage basin. The project is required to provide a Level 1 downstream analysis and will need to be provided in the final TIR. The report and plan proposes a pipe network for conveyance of the onsite storm water from the building's footing drains, roof drains and parking lot to be conveyed to the proposed detention/wet pond in Tract B to the north of the site. This detention/wet pond will be owned and maintained by the Boeing Company. Compensatory storage is proposed to be provided within the Tract B detention/wet pond. Additional analysis and modeling shall be required at final TIR to address the volume of compensatory storage. From Tract B the runoff is to discharge into the managed storm water system belonging to the Boeing Company that was previously developed as part of the Longacres Office Park project. The runoff discharges from Boeing's existing storm facility via a pump station into Springbrook Creek and finally into the Duwamish River. The 15.96 acre site will consist of 12.09 acres of impervious (buildings and pavement) area and 3.87 acres of pervious (landscape) area. There is some portion of the Pollution Generating Impervious Surface (PGIS) that will bypass the proposed system and is proposed to be treated by a cartridge system (allowable under the 2009 KCSWDM). The storm water plans do not show where the cartridge system will connect to discharge from the site. The water quality and detention pond design requirements of the existing and proposed storm water facilities are designed to meet the 1990 King County Surface Water Design Manual (KCSWDM). Coalescing plates are required for PGIS over 1 acre, please add to the final design.

Engineering Review Comments, cont.

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2. A geotechnical report, dated August 18, 2015 was submitted by Terra Associates, Inc. The report identifies the soils as inorganic fill material overlying alluvial silts and sands, with the fill soils consisting of sand, sand with silt, silty sand with gravel, gravel and crushed rock. The report does not address storm water infiltration. The report addresses various options to support the proposed buildings to include supporting the buildings on piles or ground improvements through the use of rammed aggregated piers/stone columns for suitable support for conventional spread footings. A supplemental Site Exploration letter dated August 31, 2015 was also submitted and contained additional site exploration boring logs for the site.
3. Surface water system development fee of \$0.540 per square foot of new impervious surface will be required. Fees are payable prior to issuance of the construction/utility permit.
4. A Construction Storm Water General Permit (NPDES) from Department of Ecology is required for all sites greater than 1 acre in area. A Storm Water Pollution Prevention Plan (SWPPP) is also required for this site.
5. Applicant shall address the depth of the proposed detention pond and the ground water elevation observed in the geotech report and what measures shall be proposed to not allow any mixing of the surface water flows with the groundwater.

TRANSPORTATION/STREET

1. The transportation impact fees are assessed are on a per square foot basis of building area and multiplied by the dollar amount for the use of the building. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit.
2. A traffic study is required at all points of ingress, egress to the site and the intersection of 27th Street and Oakesdale Avenue SW.
3. The applicant has submitted to the City a modification request for the street frontage improvements along Oakesdale Avenue S. W. from the code requirements (RMC 4-6-060) to maintain the existing sidewalk and landscaping strip that is currently there.
4. LED Street lighting meeting Commercial Access road lighting levels will be required per City of Renton Standards.
5. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.
6. Pavement thickness per RMC 4-6-060 is 4 inches of HMA over 6 inches of crushed surfacing and top course.

Engineering Review Comments, cont.

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GENERAL COMMENTS

1. Separate permits and fees for water, sewer and storm connections will be required.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. The Construction Mitigation Description quotes construction hours that do not meet the City of Renton code requirements.

CITY OF
Renton 

NOTICE

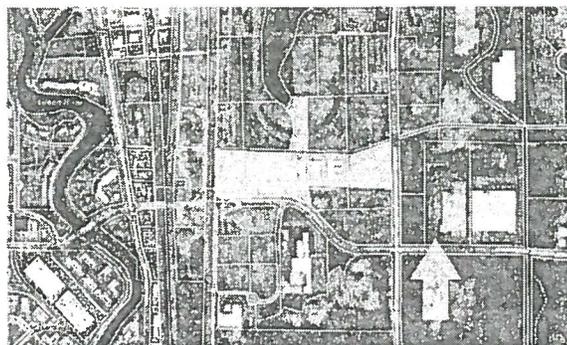
OF ENVIRONMENTAL DETERMINATION
ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: LONGACRES BUSINESS PARK PHASE II
PROJECT NUMBER: LUA15-000630, ECF, MOD, SA-H
LOCATION: SW 27th Ave & Naches Ave SW
DESCRIPTION: 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.

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 October 9, 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 **OCTOBER 27, 2015 AT 11:00 AM** TO CONSIDER THE SITE PLAN REVIEW. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



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

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE I

EXHIBIT 29

OPER FILE IDENTIFICATION.

CITY OF
Renton

NOTICE

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

PROJECT NAME: LONGACRES BUSINESS PARK PHASE II
PROJECT NUMBER: LUA13-000630, ECF, MCO, SA-H
LOCATION: SW 27th Ave & Naches Ave SW
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DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION.

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

CERTIFICATION

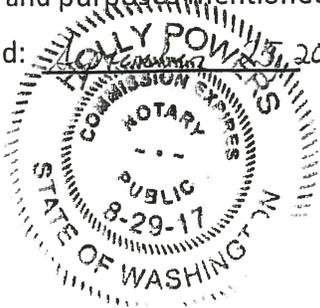
I, CLARK H. CLOSE, hereby certify that 3 copies of the above document were posted in 3 conspicuous places or nearby the described property on

Date: 9/25/15 Signed: Clark H. Close

STATE OF WASHINGTON)
) SS
 COUNTY OF KING)

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

Dated: 9/25/2015



Holly Powers
 Notary Public in and for the State of Washington

Notary (Print): Holly Powers

EXHIBIT 30

Just 29, 2017



CONSULTANT

ISSUED:	MARK	DATE	DESCRIPTION
			SITE PLAN REVIEW

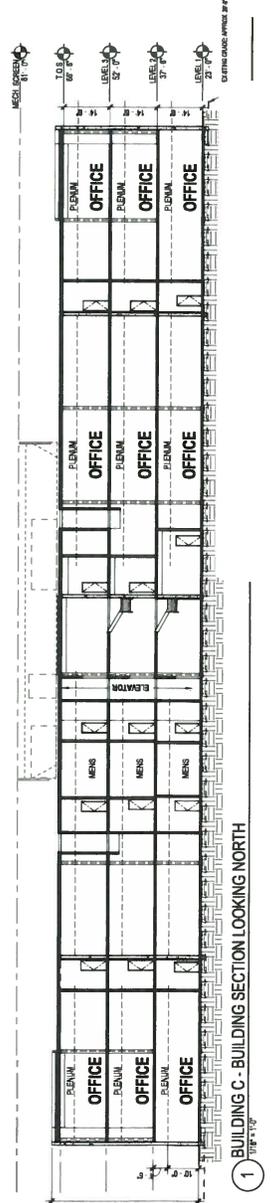
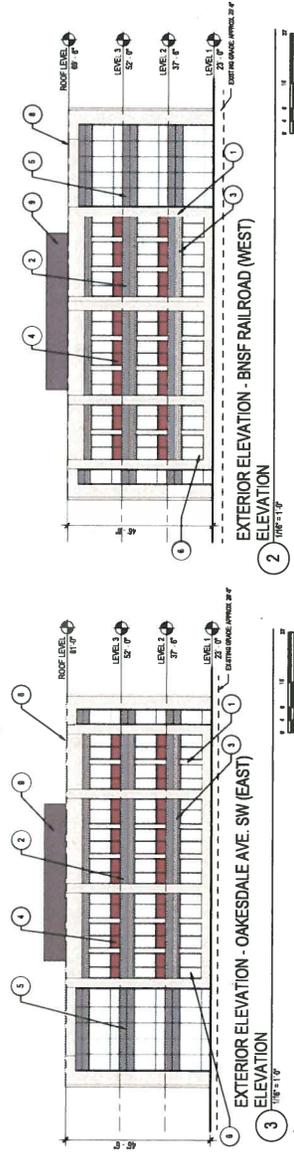
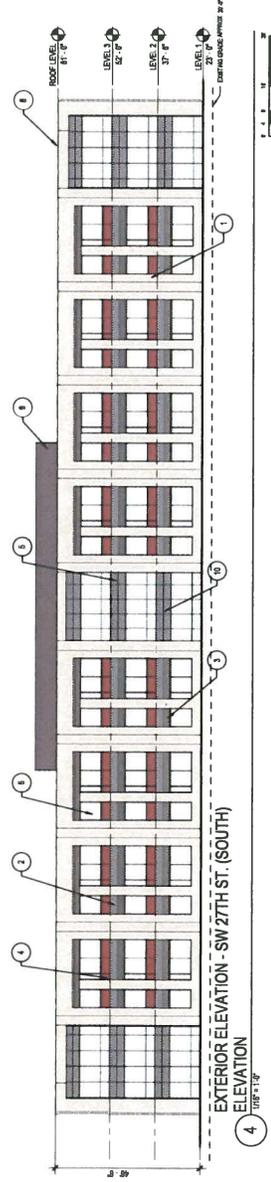
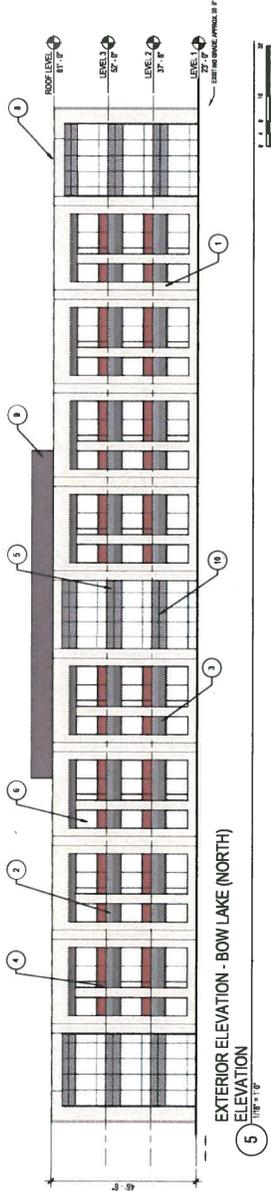
PROJECT NUMBER	RYAN 011510M	OR	10002015
DRAWN BY		ISSUE DATE	
SEAL			

SHEET TITLE NUMBER
**EXTERIOR ELEVATIONS -
SITE PLAN REVIEW**

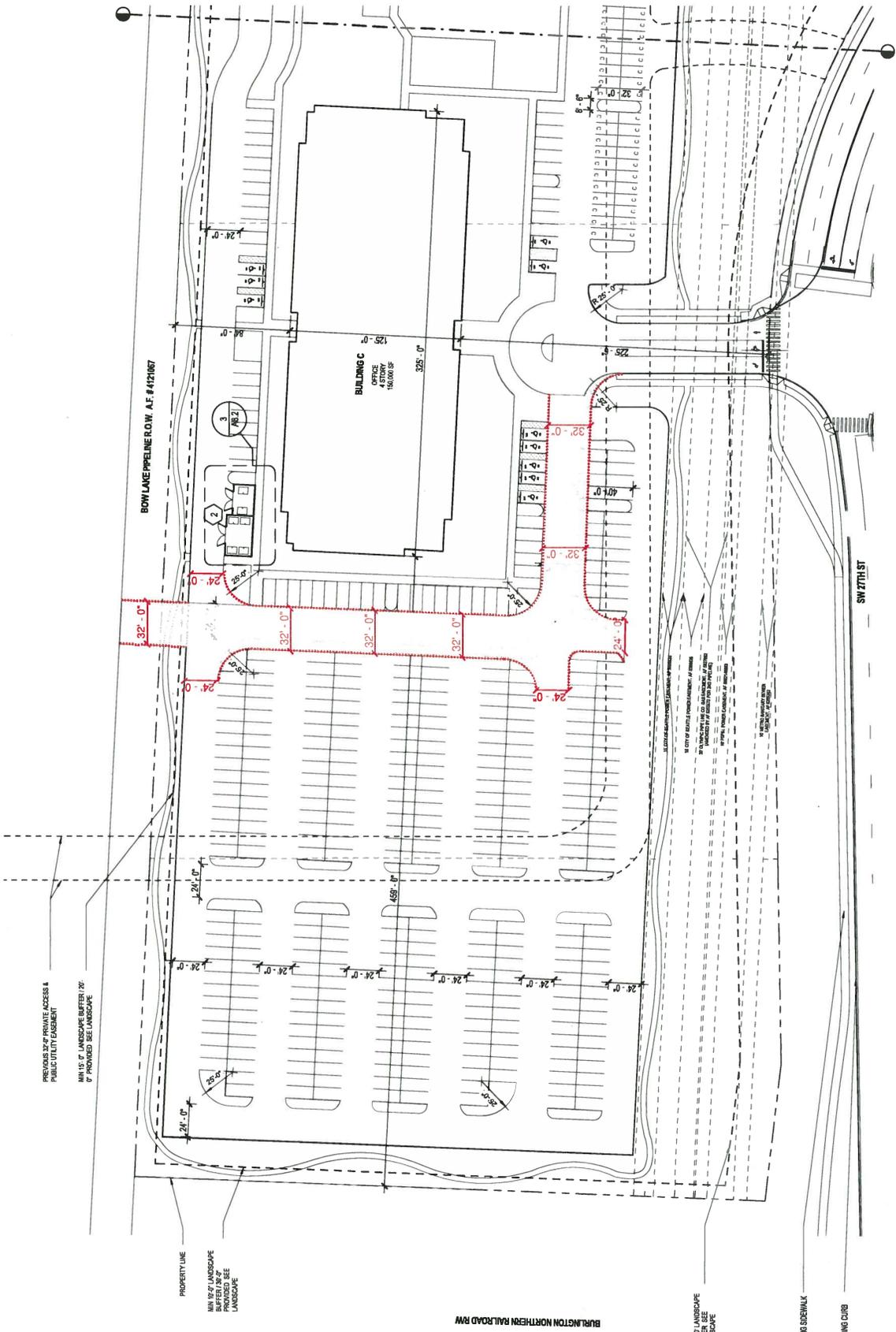
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KEYNOTES

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



RECEIVED
OCT 13 2015
CITY OF RENTON
PLANNING DIVISION



PREVIOUS 24'-0" PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
 MIN 15' 0" LANDSCAPE BUFFER 20' 0" PROVIDED SEE LANDSCAPE

PROPERTY LINE
 MIN 10' 0" LANDSCAPE BUFFER 30' 0" PROVIDED SEE LANDSCAPE

BURLINGTON NORTHERN RAILROAD RW

MIN 30' LANDSCAPE BUFFER SEE LANDSCAPE

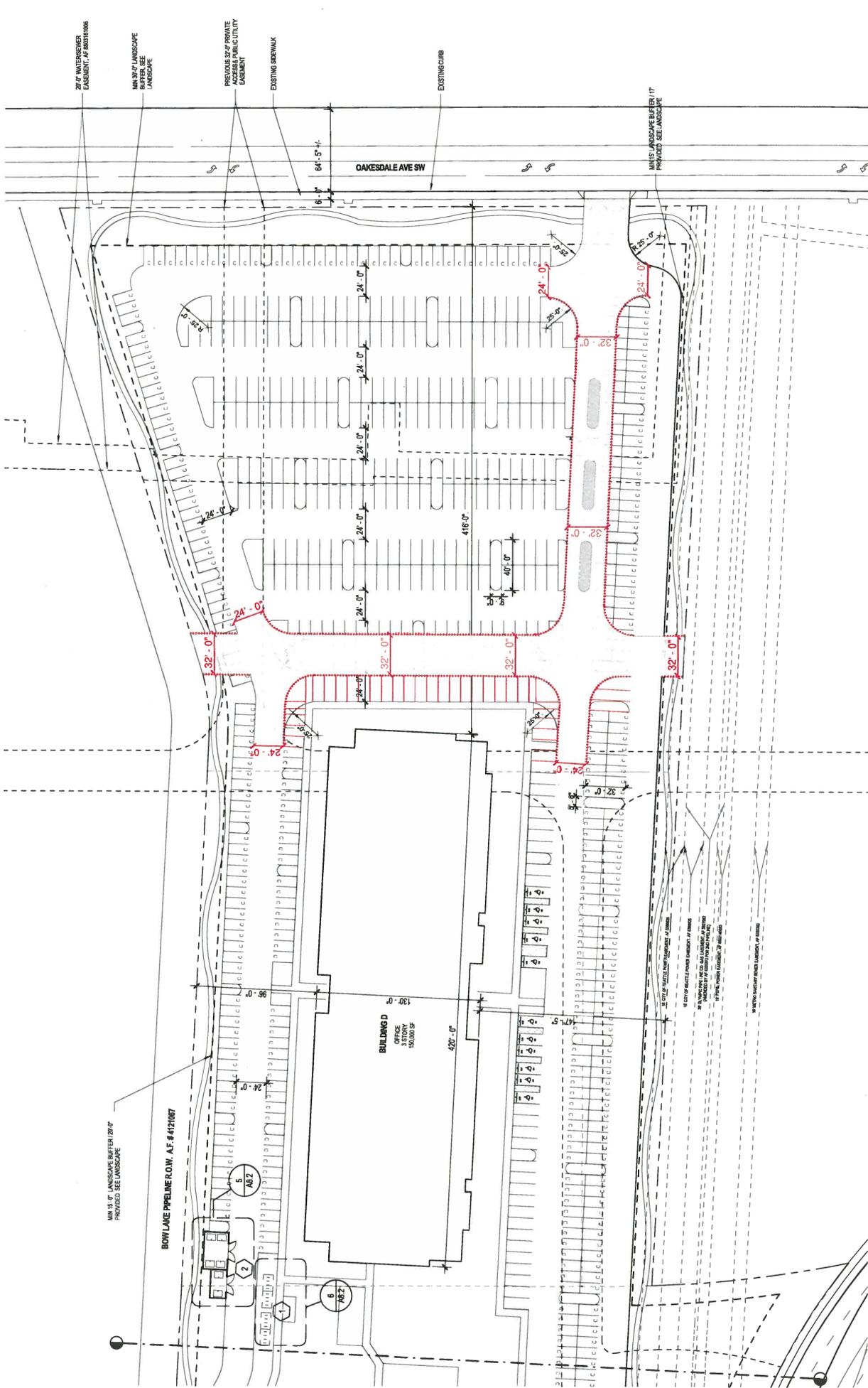
EXISTING SIDEWALK

EXISTING CURB

1 SITE PLAN - BUILDING C

1" = 40'-0"

EXHIBIT 32



20' WATERSHED EASEMENT, P. 8000101006
 MIN 50' LANDSCAPE BUFFER SEE LANDSCAPE
 PREVIOUS 32' PRIVATE PUBLIC UTILITY EASEMENT
 EXISTING SIDEWALK
 EXISTING CURB

OAKESDALE AVE SW

MIN 5' LANDSCAPE BUFFER (17' PREVIOUS) SEE LANDSCAPE

MIN 5' LANDSCAPE BUFFER (20' PREVIOUS) SEE LANDSCAPE

BOW LAKE PIPELINE R.O.W. A.F. # 4171067

BUILDING OFFICE 5000 SQ. FT. 15000 SQ. FT.

SEE CITY OF BOW LAKE LANDSCAPE PLAN
 CITY OF BOW LAKE LANDSCAPE PLAN

1 SITE PLAN - BUILDING D
 1" = 40'