

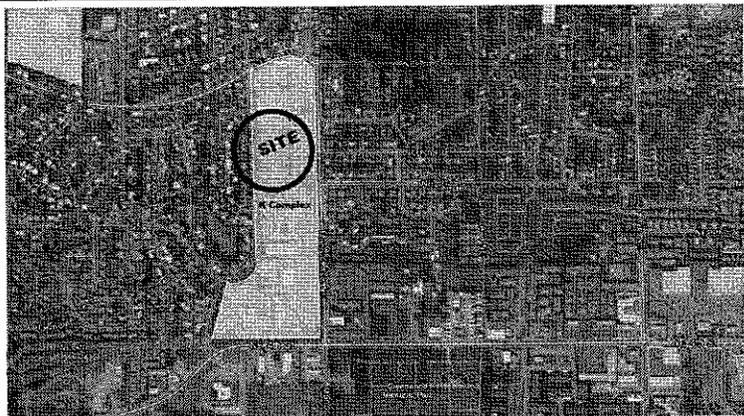
ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	August 25, 2014
Project Name:	Renton Technical College Automotive Complex Renovation
Project Number:	LUA14-000997
Project Manager:	Kris Sorensen, Associate Planner
Owner:	Renton Technical College
Applicant:	Matt Lane, McGranahan Architects; 2111 Pacific Ave #100; Tacoma WA 98402
Contact:	Barry Baker, Facilities Manager; RTC; 3000 NE 4 th St; Renton WA 98056
Project Location:	Building K Complex (Automotive Complex) of Renton Technical College Campus at 3000 NE 4 th St

Project Summary: The applicant Renton Technical College, is requesting Site Plan and Environmental Review for the renovation of three buildings and construction of a new building that replaces an existing building. The automotive complex on the college campus is 145,200 sf within the Industrial Light zone designation with adjacent residential zoning. Vehicle access would stay the same. Site work includes utilities, pedestrian and landscape improvements, and entry plaza hardscapes for K3 and K1 buildings. Site earthwork would include excavations, cuts, and fill. The applicant requests three modifications for parking, street frontage improvements, and refuse and recycling areas. Documents submitted include environmental checklist, traffic study, geotechnical, hazardous materials, and drainage reports.

Exist. Bldg. Area SF:	K Complex:	Proposed New Bldg. Area (footprint):	17,600
	45,850	Proposed New Bldg. Area (gross):	63,450
Site Area:	K Complex:	Total Building Area GSF:	K Complex:
	145,200		63,450

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



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The project site consists of approximately 3.3 acres in the west-central portion of the college campus. The site is currently developed with four buildings. The site slopes from east to west at varying slopes, most of the complex is on a flat area, with all the buildings on the same floor level. At the east, the site slopes steeply up to the Campus parking areas. Storm water from the campus discharges through a private storm system along the western edge of the campus and then routed to the public storm system in Kirkland Ave NE. The site is approximately 71% impervious.

The project maintains the same type and level of automotive shop activities that have long operated at the complex. The project includes updating of building systems and shop equipment to meet code and industry standards, making operation and instruction safer. Four buildings make up the automotive complex of the college campus, where renovations would be for the one-story buildings K1, K2, and K4 (totaling 45,850 sf) and replacement of the two-story K3 building with a one-story building (17,600 sf). The new K3 building would house shops, classrooms, auto parts and tools department, and administration spaces. The existing Automotive program at the college offers training and two-year degrees in Autobody Repair and Refinishing, Automotive Technology, Automotive Services Technician/ITEC, and a program tailored with the Ford Motor Company called the Ford ASSET program.

The proposed new K3 building would be redeveloped and expanded slightly in total floor area to provide more shop space for existing Automotive programs. The existing K3 building was not designed for a shop building. After the construction of the new K3 building, it would allow for a net increase in the program's full-time students.

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 outlined in the submitted Geotechnical Engineering Report for Renton Technical College Proposed Building K3 Improvements, prepared by GeoEngineers, Inc, dated July 17, 2014 (Exhibit 3).
2. Project TESC (temporary erosion and sediment control) plan shall be required to comply with the recommendations outlined in the Technical Information Report, prepared by Coughlin Porter Lundeen, dated July 2, 2014 (Exhibit 5).
3. Project construction shall be required to comply with the outlined recommendations in the submitted Limited Hazardous Materials Survey Report for Automotive Trades Complex at Renton Technical College, prepared by PBS Engineering and Environmental, dated March 31, 2014 (Exhibit 4).

C. Exhibits

- Exhibit 1 College Campus Site Plan
- Exhibit 2 Automotive "K" Complex Site Plan
- Exhibit 3 Geotechnical Engineering Report for Renton Technical College Proposed Building K3 Improvements, prepared by GeoEngineers, Inc, dated July 17, 2014
- Exhibit 4 Limited Hazardous Materials Survey Report for Automotive Trades Complex at Renton Technical College, prepared by PBS Engineering and Environmental, dated March 31, 2014
- Exhibit 5 Technical Information Report, prepared by Coughlin Porter Lundeen, dated July 2, 2014
- Exhibit 6 Traffic Analysis, Renton Technical College Automotive Program Renovation, prepared by TENW, dated March 7, 2014
- Exhibit 7 Environmental Checklist
- Exhibit 8 Landscape Plan
- Exhibit 9 Tree Inventory Plan
- Exhibit 10 Advisory Notes / Plan Review Comments

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: A Geotechnical Engineering Report for Renton Technical College Proposed Building K3 Improvements, by GeoEngineers, Inc, dated July 17, 2014 (Exhibit 3), was submitted with the project application with specific recommendations for the new K3 building. Buildings K1, K2, and K4 would only be renovated within existing building footprints, as such this study did not address these buildings. Additional earth related information was provided for all of the buildings within the Environmental Checklist (Exhibit 7) submitted with the application. The ground surface of the overall college campus is benched such that the area near Monroe Ave NE is of a higher elevation than the ground surface near the area of the new K3 building. The K3 building site area slopes approximately 3 feet to the south. The complex site has steep slopes between the campus access drive at the east of the site and the existing 'K' complex. Some display areas would be constructed within the slope area as part of site improvements. The proposed project is anticipated to excavate, cut, and fill at different locations in the K campus. For the new K3 building, approximately 20,000 sf would be excavated for the foundation and related site improvements. For building K1, 600 sf would be excavated for a new complex entrance at the south of the building. Approximately 1,600 sf of cut into the slope along campus access drive at the northeast corner of the site would be excavated for vehicle display plazas and landscape walls. Approximately 400 cubic yards of soil would be moved through proposed grading work.

Analysis of the subsurface conditions for the new K3 building was conducted in July 2014 through two borings to depths of 26.5 feet. Below asphalt, concrete and paving, there was 2 to 3 feet of medium dense to dense fill material consisting of sand with silt and gravel, and below the fill

material the analysis encountered medium dense to very dense recessional outwash deposits consisting of sand with silt and silty sand (Exhibit 3, page 3). The lower sediments encountered recessional outwash deposits. No groundwater was observed. Seismic and liquefaction factors were considered in the report (Exhibit 3, page 4). Liquefaction potential at the site is low.

The Geotechnical Report provides conclusions and recommendations for foundations, below-grade structures such as the automotive maintenance pits, site development and earthwork, fill materials, and fill placement and compaction. Based on the recommendations included in the provided report, staff recommends as a mitigation measure that the applicant comply with the recommendations included in the provided Geotechnical Report prepared by GeoEngineers, Inc.

Mitigation Measures: Project construction shall be required to comply with the recommendations outlined in the submitted Geotechnical Engineering Report for Renton Technical College Proposed Building K3 Improvements, prepared by GeoEngineers, Inc, dated July 17, 2014 (Exhibit 3).

Nexus: SEPA Environmental Review, RMC 4-4-060 Grading, Excavation and Mining Regulations.

2. Water

Storm Water

Impacts: A Technical Information Report, prepared by Coughlin Porter Lundeen, dated July 2, 2014 (Exhibit 5) was submitted with the project application which covers all of the proposed automotive campus changes. Existing oil-water separators would be maintained. The renovated site would have a net gain of about 4,000 sf of impervious surface area and pollution generating area would decrease slightly as the replacement K3 building would cover some areas of the existing internal drive. The drainage system for the project site was designed with the 2009 King County Surface Water Design Manual as adopted by the City. The site is within the Existing Site Conditions area in the City's flow control application map and no added flow control systems would be constructed for the site. No new water quality treatment would be added as there is less than 5,000 sf of new pollution generating impervious surfaces. The pollution generating surfaces in the complex would be reduced by about 2,000 sf over the existing conditions by the larger footprint of the replaced buildings. A temporary erosion and sedimentation control plan has been designed with best management practices that would prevent or reduce pollution of water caused by construction activities. Based on the recommendations included in the provided report, staff recommends as a mitigation measure that the applicant comply with the recommendations included in the provided Technical Information Report prepared by Coughlin Porter Lundeen (Exhibit 5).

Mitigation Measures: Project construction shall be required to comply with the recommendations outlined in the submitted Technical Information Report prepared by Coughlin Porter Lundeen (Exhibit 5).

Nexus: Not applicable.

3. Vegetation

Impacts: Some existing vegetation would be cleared and new, native, and drought-tolerant, plantings would be added around the complex. Seven trees are to be removed of the 60 located at the Automotive complex (Exhibit 9). A few native evergreen trees would be planted to augment existing natives along the eastern edge of the complex (Exhibit 8). Additionally, native, shade-tolerant ground cover mix would be planted in different areas around the complex.

Mitigation Measures: No further mitigation recommended.

Nexus: Not applicable.

4. Environmental Health

a. Environmental Health Hazards

Impacts: Toxic chemicals used for construction would be on-site temporarily. Permanent storage of toxic chemicals is provided at the complex as part of the automotive training. An underground fuel waste storage tank is located on-site and would be decommissioned.

Additionally, the Limited Hazardous Materials Survey Report for Automotive Trades Complex at Renton Technical College, prepared by PBS Engineering and Environmental, dated March 31, 2014 (Exhibit 4) was submitted with the project application. The report analyzed all the buildings in the complex, K1 through K4. The analysis reviewed asbestos-containing materials, lead containing paint, polychlorinated biphenyls (PCBs), and mercury-containing components. Based on the recommendations included in the provided report, staff recommends as a mitigation measure that the applicant comply with the recommendations included in the provided Limited Hazardous Materials Survey Report for Automotive Trades Complex at Renton Technical College, prepared by PBS Engineering and Environmental.

Mitigation Measures: Project construction shall be required to comply with the outlined recommendations outlined in the submitted Limited Hazardous Materials Survey Report for Automotive Trades Complex at Renton Technical College, prepared by PBS Engineering and Environmental, dated March 31, 2014 (Exhibit 4).

Nexus: SEPA

5. Historic and Cultural Preservation

Impacts: The applicant has consulted with the Department of Archaeology and Historic Preservation and received a response letter in April 2014 stating no historic properties would be affected (Exhibit 7, page 17).

Mitigation Measures: No further mitigation recommended.

Nexus: Not applicable.

6. Transportation

Impacts: A Traffic Impact Analysis, prepared by TENW, dated March 7, 2014 (Exhibit 6) was provided as part of the project submittal. For project vehicle trip generation, an estimated 0 AM peak hour vehicular trips and 19 new PM peak hour vehicular trips (19 entering and 0 exiting) and approximately 38 new daily trips are estimated at full building-out of the project. The expected PM 'entering' traffic would not generate any adverse traffic impacts. In order to mitigate transportation impacts, the applicant would be required to pay an appropriate Transportation Impact Fee. The fee is determined by the Renton Municipal Code at the time of building permit issuance and shall be payable to the City.

The TENW prepared a parking supply and demand analysis which concluded no parking impacts are expected to occur as a result of the project given the evening nature of the new class. Existing parking stalls adjacent to the existing K3 building would be reconfigured with no loss to the number of stalls. It is anticipated that the proposed project would result in impacts to the City's street system.

Mitigation Measures: No further mitigation recommended.

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 "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 September 12, 2014. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7th Floor, (425) 430-6510.

EXHIBIT 1

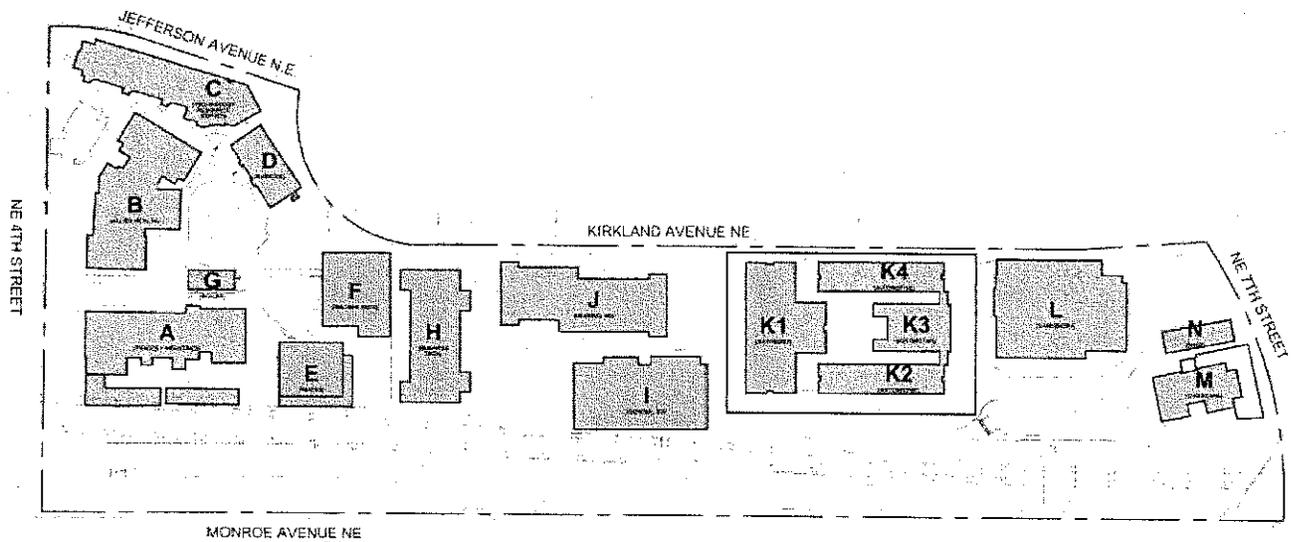
RTC – Automotive Complex Renovation

Overall Site/Campus Plan

Overall Site/Campus Plan

Renton Technical College has not completed a Master Site Plan Review. Below is a current overall campus plan. The college has engaged consultants to help it develop a master plan update.

Site is outlined in red.



Existing Campus Plan

EXHIBIT 2

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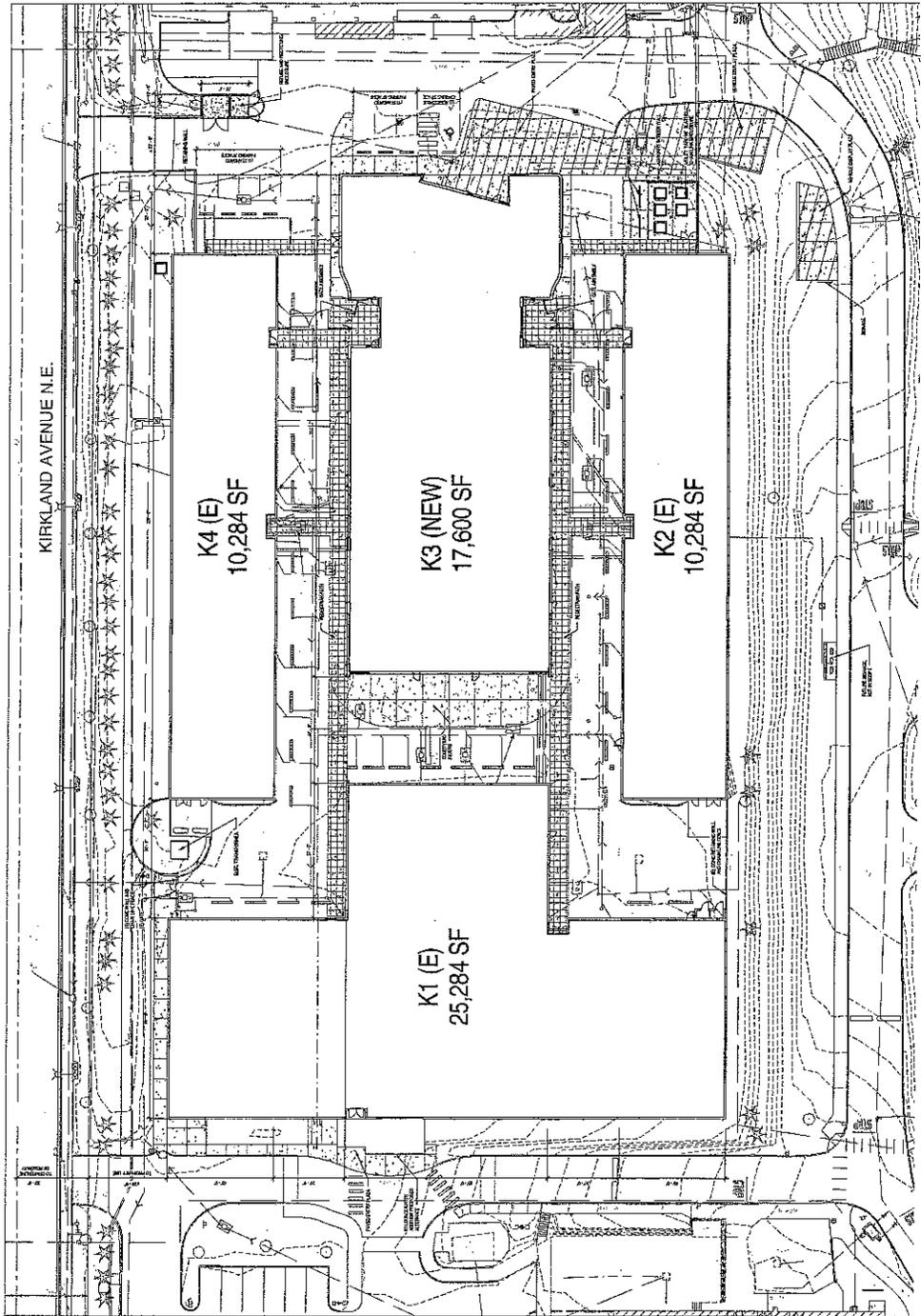
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SITE PLAN
 1/10/2014

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EXHIBIT 3

Entire Document
Available Upon Request

Geotechnical Engineering Services

Renton Technical College Proposed
Building K3 Improvements
Renton, Washington

for
**Washington State Department of Enterprise
Services**

July 17, 2014



GEOENGINEERS 

Earth Science + Technology



Engineering
Environment
Est. 1982

EXHIBIT 4

mental Checklist Attachment 2 of 2

Entire Document
Available Upon Request

Limited Hazardous Materials Survey Report

**Automotive Trades Complex
Renton Technical College**
Buildings K 1-4

3000 NE 4th Street
Renton, Washington 98056

Prepared for:

State of Washington
Department of Enterprise Services
1500 Jefferson Street SE
P.O. Box 41012
Olympia, WA 98504

March 31, 2014
PBS Project No. 40535.177

2517 Eastlake Avenue East, Suite 100, Seattle, WA 98102
206.233.9639 Main
866.727.0140 Fax
www.pbsenv.com

Bend | Boise | Coquille | Eugene | Portland | Seattle | Tri-Cities | Vancouver

EXHIBIT 5

COUGHLIN PORTER LUNDEEN
STRUCTURAL CIVIL SEISMIC ENGINEERING

Entire Document
Available Upon Request

ENGINEERING REPORT

Drainage Report (TIR)

Renton Technical College, Building K
Renton, WA



PREPARED FOR:
Renton Technical College
3000 NE Fourth Street
Renton, WA 98056-4195
425-235-2352

PREPARED THROUGH:
McGranahan Architects
2111 Pacific Avenue, Suite 100
Tacoma, WA 98402
253.383.3084

PREPARED BY:
COUGHLIN PORTER LUNDEEN
801 Second Avenue, Suite 900
Seattle, WA 98104
P 206.343.0460
CONTACT / Alan Jacobson, P.E.

EXHIBIT 6



Transportation Engineering NorthWest

MEMORANDUM

Entire Document Available Upon Request

DATE: March 7,

TO: Bob Mahn, Transportation Systems Division
City of Renton Public Works

CC: Joan Ramsey, AIA, McGranahan Architects
Matt Lane, AIA, McGranahan Architects

FROM: Michael Read, PE, Principal
TENW

SUBJECT: Renton Technical College Automotive Program Renovation
Traffic Analysis
TENW Project No. 3355

This memorandum summarizes a traffic and parking impact analysis of the *Renton Technical College (RTC) Automotive Complex Renovation* project, a proposed redevelopment of existing buildings on the RTC campus in Renton, WA. This memo includes a project description, a brief description of existing transportation conditions in the immediate site vicinity, methodology used to derive the trip generation and parking demand estimate, and identification of any mitigation measures to offset traffic or parking impacts.

Project Description

The proposed *RTC Automotive Complex Renovation* project includes a combination of building renovation and building removal/reconstruction of four separate buildings on the RTC campus that comprise the Automotive Program. The four existing buildings (shown in **Figure 1**), comprise approximately 58,180 square-feet in gross floor area, and serve approximately 200 existing FTE students during the peak program period from 7:00 a.m. to 1:30 p.m. The existing Automotive Program at RTC offers training and two-year degrees in Autobody Repair & Refinishing, Automotive Technology, Automotive Service Technician/ITEC, and a program tailored with the Ford Motor Company called the Ford ASSET program. As shown in **Figure 1**, the Automotive Program complex is located adjacent to Kirkland Avenue NE within the RTC campus, with vehicular access to student/faculty parking off of Monroe Avenue NE on the east side of campus.

The project proposes to renovate buildings K1, K2, and K4 in their entirety (approximately 45,635 in square-feet), and demolish and rebuild building K3 central within the Automotive Complex. The proposed new K3 building would be redeveloped and expanded slightly in total floor area to provide more shop space for existing Automotive programs. The existing K3 building was not designed for a shop building, but would now allow for a net increase in 20 FTE students for evening classes from 5:30 p.m. to 9:30 p.m. The new K3 building is proposed with 17,655 square-feet and would provide a net increase in total floor area of approximately 5,110 square-feet in shop space for the Automotive program above the existing total complex. When complete, the total program space dedicated to the Automotive program at RTC would total approximately 63,290 square-feet. A detailed floor plan for the Automotive Com shown in **Figure 2**.

ENV

PLANNING DIVISION

ENVIRONMENTAL CHECKLIST

City of Renton Planning Division
1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 Fax: 425-430-7231

PURPOSE OF CHECKLIST:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

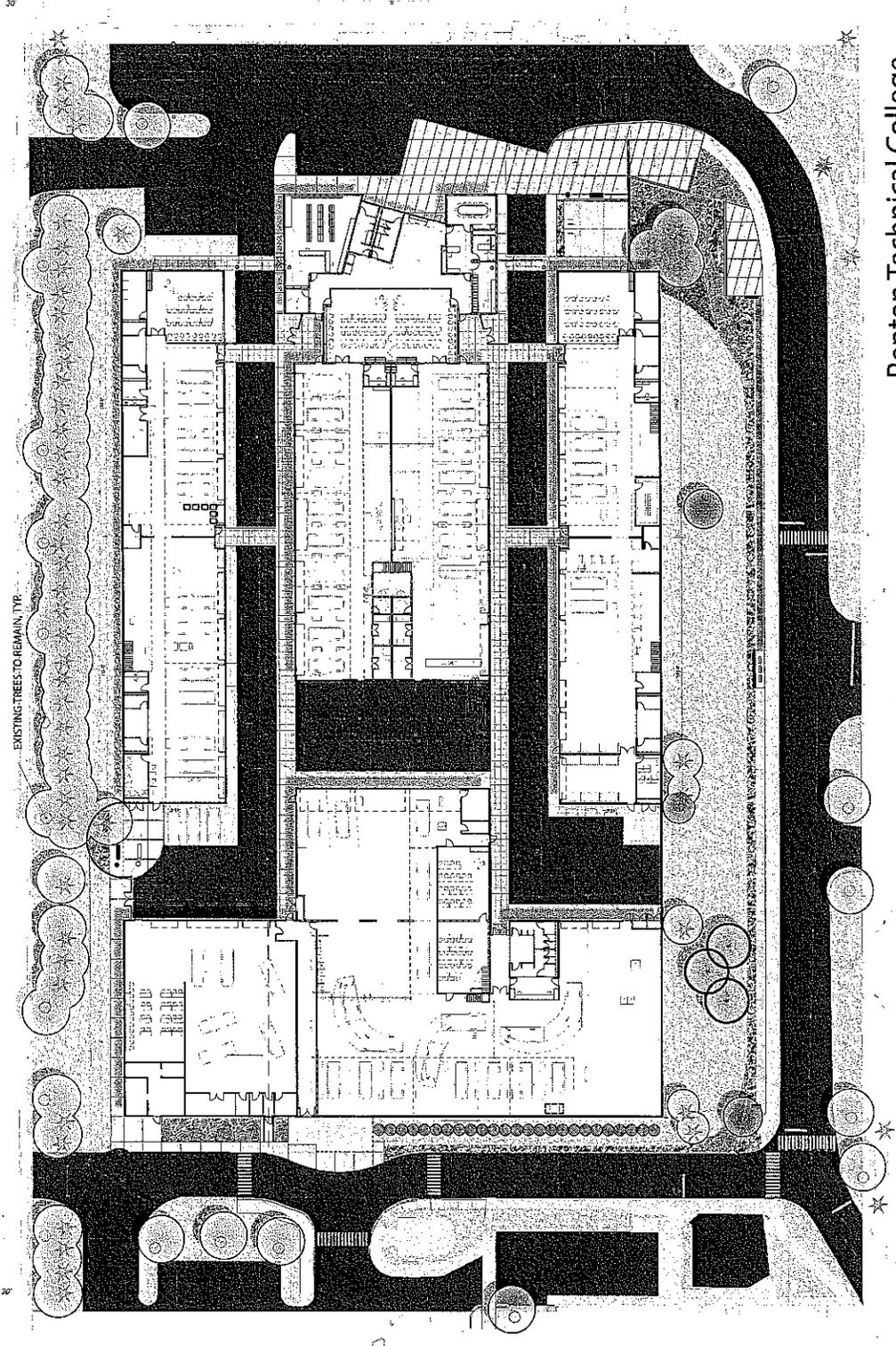
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

INSTRUCTIONS FOR LEAD AGENCIES:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

EXHIBIT 8



EXISTING TREES TO REMAIN, TYP.

Renton Technical College
Automotive Trades Building
Landscape Concept Plan
7.10.2014



North

scale: 1/16" = 1'-0"

W

M

S

ARCHITECT
 LANDSCAPE ARCHITECTS
 PLANNING ARCHITECTS
 INTERIOR ARCHITECTS
 EXTERIOR ARCHITECTS
 LIGHTING ARCHITECTS
 SIGNAGE ARCHITECTS
 FURNITURE ARCHITECTS
 ACCESSIBILITY ARCHITECTS
 ENVIRONMENTAL ARCHITECTS
 HISTORIC ARCHITECTS
 THE BERGER GROUP



PROJECT
 UNIVERSITY TRINITY CENTER
 1000 UNIVERSITY AVENUE
 SEASIDE, CA 92082

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 UNIVERSITY TRINITY CENTER
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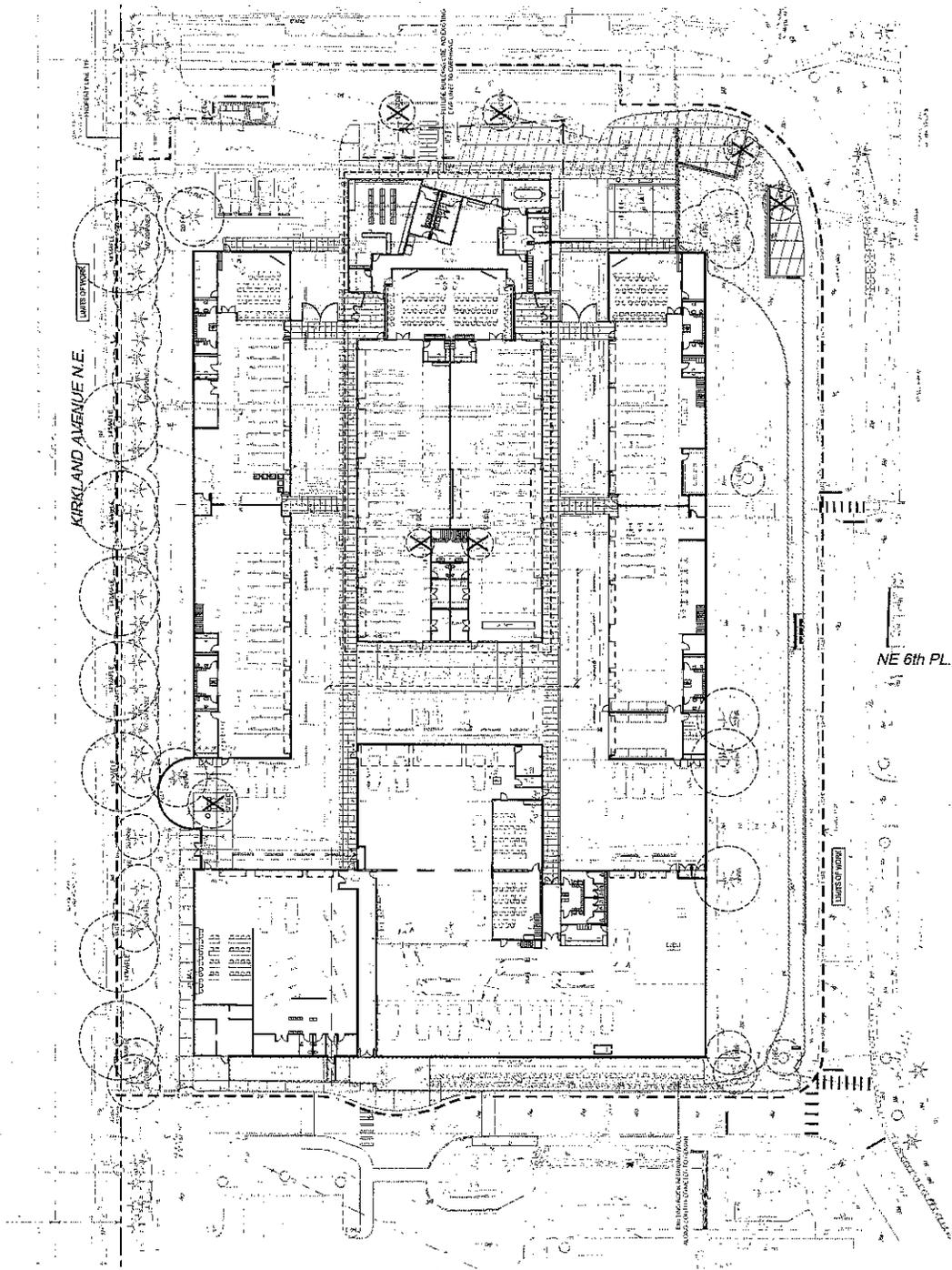
PROJECT
 UNIVERSITY TRINITY CENTER
 1000 UNIVERSITY AVENUE
 SEASIDE, CA 92082

SCALE
 1" = 100'-0"
 DATE
 11/15/11

L1.00

EXHIBIT 9

- TREE TO BE REMOVED OR RELOCATED
- TREE TO BE MAINTAINED
- TREE TO BE MAINTAINED OR RELOCATED



1 TREE INVENTORY PLAN
SCALE: 1" = 100'-0"



PROJECT
 UNIVERSITY TRINITY CENTER
 1000 UNIVERSITY AVENUE
 SEASIDE, CA 92082

EXHIBIT 10

PLAN ADDRESS: NE 3201 7TH ST
RENTON, WA 98056-3914

APPLICATION DATE: 07/28/2014

DESCRIPTION: The applicant Renton Technical College, is requesting Site Plan and Environmental Review for the renovation of three existing buildings referred to as buildings K1, K2, and K4 (totaling 45,850 sf) and replacement of the K3 building (17,600 sf), all single story structures within the Automotive Complex area of the college campus. The new K4 building would house shops, classrooms, auto parts and tools department and administration spaces. The 145,200 sf site is in the Industrial Light zone with adjacent residential zoning. Vehicle access would stay the same to campus and pedestrian access through the renovation area would add a north-south corridor through building K1. Landscaping, site furnishings and bicycle racks would be added around the K buildings. Excavation would be 20,000 sf for the new building area and approximately 2,600 sf for a new entry for K1, utilities, and display and landscape areas. The applicant requests three modifications for parking, street frontage improvements, and refuse and recycling areas. Documents submitted include environmental checklist, traffic study, and geotechnical and drainage reports.

Engineering Review

Rohini Nair Ph: 425-430-7298 email: rnair@rentonwa.gov

Recommendations: I have reviewed the application for the Renton Technical College Automotive Center Renovation and have the following comments:

EXISTING CONDITIONS

- WATER The site is located in the City of Renton water service area.
- SEWER The site is located in the City of Renton sewer service area.
- STORM There is existing private stormwater pipe Kirkland Ave NE frontage.
- STREETS Kirkland Ave NE is a commercial – mixed use & industrial access street with existing right of way width of 45 feet.

CODE REQUIREMENTS

WATER

1. The conceptual water utility plan has been submitted and is acceptable. The plans showed that the replacement of the single check valve with a new 8-inch DDCVA for the fire sprinkler system is shown in the plans. Installation of a larger vault if needed will be reviewed with the utility construction permit associated with the project. The plans also show the installation of the new 2-inch RPBA with a Hot-Box behind the existing 2-inch domestic meter.
2. The conceptual plans also include information that storz fittings will be provided on existing fire hydrant. Fire hydrants should meet the requirements of Fire department.

SANITARY SEWER

1. The project is within the City of Renton sewer service area.
2. The renovations/ building addition must not block or prevent access to any existing side sewer or any other utility.
3. An oil water separator must be provided for the work shop/ paint area.

SURFACE WATER

1. A drainage plan and drainage report prepared by Coughlin Porter Lundeen was submitted with the land use application. The report mentions that the design is based on the 2009 King County Stormwater Design Manual. The final drainage report that will be submitted with the utility construction permit should mention that the design is based on the City Amendment to the 2009 King County Stormwater Design Manual. The submitted drainage report mentions that flow control facility is not triggered, since the site is within the Peak Rate Existing conditions area, and that water quality treatment requirement threshold is not exceeded. Stormwater BMP's applicable to the project must be provided. Final drainage plan and final drainage report based on the City Amendment to the 2009 King County Stormwater Design Manual should be submitted with the utility construction permit and all stormwater improvements as per the Manual will be required to be provided by the project. A geotechnical report prepared by Geo Engineers was submitted for the project. The report mentions that the soil in the project vicinity consists of ground moraine, which is also referred as glacial till.
2. A Construction Stormwater General Permit from Department of Ecology will be required if grading and clearing of any construction site exceeds one acre.
3. The system development charge (SDC) fee for surface water is \$0.491 per square feet of new impervious surface, with a minimum of \$1,228.00.

TRANSPORTATION/STREET

1. Payment of the transportation impact fee is due at the time of issuance of the building permit. The transportation impact fee that is current at the time of building permit will be applicable on the project.
2. A traffic analysis report prepared by TENW was provided for the project. The report mentions that the project will result in a net increase in 0 weekday AM peak hour trips, 19 weekday PM peak hour trips, and 38 weekday daily trips. This increase is

traffic is not expected to have a significant impact on the existing traffic system.

3. Street/frontage

Street Name	NE 4th St
Street Classification	commercial – mixed use & industrial access
Existing ROW Width	45 feet
Existing half street paved width	18 feet
Existing sidewalk width	5 feet
Existing planter between curb and sidewalk	none
Required ROW Width per Code for 2 lane	69 feet
Half street paved width paving per code	28 feet
Sidewalk Width per code	6 feet
Planter between curb and sidewalk as required by code	8 feet
Curb required by code	0.5 foot (on one side)
Modification/Waiver Requested	Yes
Waiver request:	Keep existing curb and existing location of Sidewalk
Waiver request status	approved since there was a previous street vacation that gave back 15 feet of right of way to the college.

GENERAL COMMENTS

1. Separate permits and fees for, water meters, side sewer connection and storm connection 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. Three set of engineering plans and two copies of the drainage report should be submitted with the utility construction permit.
3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
4. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

Reviewer Comments

Kris Sorensen Ph: 425-430-6593 email: ksorensen@rentonwa.gov

Planning Review Created On: 08/20/2014

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an 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.
6. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
7. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Fire Review - Building

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

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$0.44 per square foot of additional area. Fees are paid at time of building permit issuance.

Code Related Comments:

1. The fire flow requirements for this proposal are unchanged from the existing available water mains and fire hydrants. Existing hydrants are adequate with the addition of 5-inch storz fittings which they do not currently have.
2. The existing fire alarm and fire sprinkler systems are required to be extended into the proposed additions and renovated areas. Separate plans and permits are required to be submitted to the Renton Fire Department for review and permitting.

The existing fire alarm systems shall be brought up to current code including full detection and fully addressable systems, throughout the entire four building complex both in the new and existing areas and whether or not they are renovated or not.

The proposed building additions shall not be allowed to cover any existing fire sprinkler supply mains, this is prohibited by code and the main shall be relocated prior to the addition construction.

3. Existing fire department apparatus access roads are adequate. Fire lane signage is required and some additions are required in addition to maintaining the existing signage.
4. Applicant shall submit a completed Hazardous Material Inventory Statement prior to building permit issuance. Use of city form or approved equivalent is required. Separate plans and permits are required for the installation/renovation of the proposed paint booths and any hard piped welding gas systems/tank supplies.