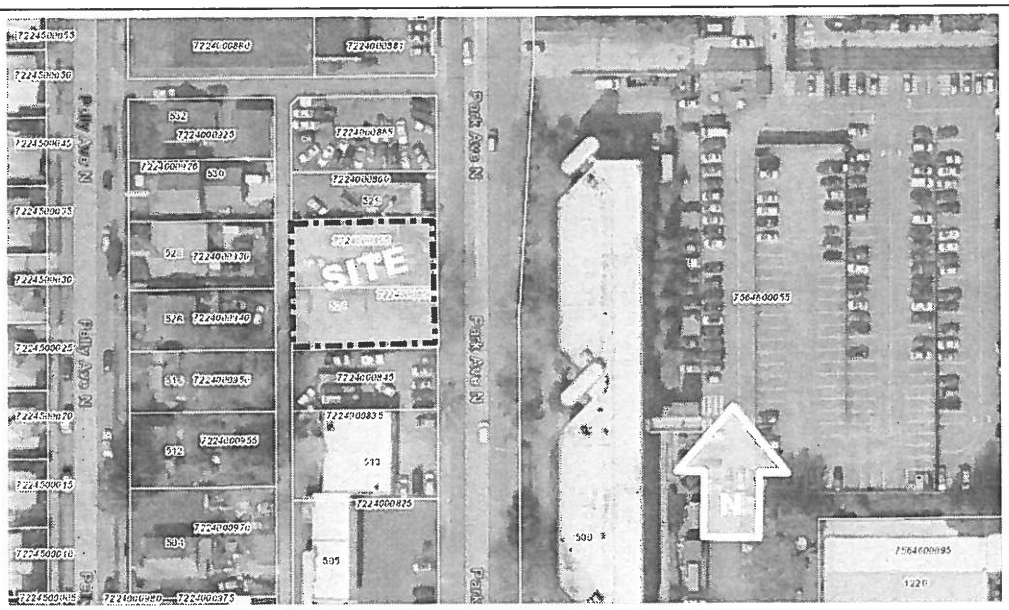
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

CITY OF Renton

ADMINISTRATIVE SITE PLAN & MODIFICATIONS REPORT AND DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	December 3, 2015
Project Name:	My Dental Office Building
Owner:	Dr. Yu Mao DDS & Park 09 LLC, 507 Williams Ave S, Renton WA, 98057
Applicant/Contact:	Don Snair, D+B Group, 5100 SE Harney Drive #13, Portland OR, 97206
File Number:	LUA15-000729, SA-A, MOD, MOD, LC
Project Manager:	Kris Sorensen, Associate Planner
Project Summary:	The applicant is requesting Administrator Site Plan Review, a Lot Combination of two parcels, and two Modification requests for the construction of a one-story dental office building. The addresses of the two parcels are 521 and 525 Park Ave N within the Commercial Arterial (CA) zone. The combination of the two parcels would create a 10,212 square foot (0.23 acres) site. The proposed building would be 3,414 sf and contain two dental offices. The existing residential homes and accessory structures would be demolished. Access to the site would be gained through a driveway from Park Ave N at the east and an alley at the west. The applicant proposes dedication of right-of-way along Park Ave N and the alley. A Modification from the City's street standards RMC 4-6-060F.2 is requested to leave the existing right-of-way improvements along Park Ave N. Also, a Modification from the City's driveway standards RMC 4-4-080I.4 is requested to allow two driveway curb cuts along Park Ave N for properties under common ownership. Three trees are to be removed. Other proposed site improvements include 13 surface parking stalls, a driveway, and landscaping. Documents submitted include geotechnical and drainage reports.
Project Location:	521 & 525 Park Ave N
Site Area:	10,212 square feet (sf)



Project Location Map

B. EXHIBITS:

Exhibit 1	Site Plan Report
Exhibit 2	Project Narrative
Exhibit 3	Zoning and Neighborhood Map
Exhibit 4	Lot Combination Application
Exhibit 5	Site Plan, Cover Sheet, Sheet A1.0, D+B Group, dated 8/31/15 and Staff Measurements
Exhibit 6	Landscape Plan, Sheet A1.0, D+B Group, dated 10/2/15
Exhibit 7	Topography Plan, Sheet A.0.2, D+B Group, dated 9/25/15
Exhibit 8	Floor Plans, Sheet A3.0, D+B Group, dated 8/31/15
Exhibit 9	Elevations, Sheet A5.0, D+B Group, dated 8/31/15 and Staff Measurements
Exhibit 10	Modification Request, Curb Cut & Driveway from Park Ave N
Exhibit 11	Modification Request, Street Improvements for Park Ave N
Exhibit 12	Landscape, Lot Coverage, and Parking Analysis
Exhibit 13	Geotechnical Report, Merit Engineering, dated 7/9/14
Exhibit 14	Technical Information Report, WR & Associates, dated 9/21/2015
Exhibit 15	Construction Mitigation Plan and Cut and Fill Estimate
Exhibit 16	Water/Sewer Service Plan, Sheet C-3, WR & Associates, dated 9/21/2015
Exhibit 17	Storm Drainage Plan, WR & Associates, dated 9/21/2015
Exhibit 18	Streetview Google Photo of Subject Site from Park Ave N
Exhibit 19	Advisory and Review Notes & Transportation Mitigation Fee
Exhibit 20	King County Parcel Information for 525 and 521 Park Ave N

C. GENERAL INFORMATION:

1. Owner(s) of Record:	Dr. Yu Mao DDS & Park 09 LLC 507 Williams Ave S Renton, WA 98057
2. Zoning Designation:	Commercial Arterial (CA)
3. Comprehensive Plan Land Use Designation:	Commercial Mixed Use (CMU)
4. Existing Site Use:	Two single family residences
5. Neighborhood Characteristics:	
a. North:	Single story restaurant (CA zone)
b. East:	Boeing offices (UC zone)
c. South:	Automotive repair and vehicle storage (CA zone)
d. West:	Single Family Residences (R-8 zone)
6. Proposed Orientation:	East facing towards Park Ave N
7. Access:	Primary access from Park Ave N with secondary access from the public alley
8. Site Area:	10,212 sf (0.23 acres)

D. HISTORICAL/BACKGROUND:

Action	Land Use File No.	Ordinance No.	Date

Site Plan & Modifications Decision: Mixed-Use Building	LUA14-001148	N/A	11/12/14
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation "09"	N/A	156	05/23/1909

E. PUBLIC SERVICES:

1. **Existing Utilities**
   a. Water: Water service is provided to the site by the City of Renton.
   b. Sewer: Sewer service is provided to the site by the City of Renton.
   c. Surface/Storm Water: There is a drainage conveyance system fronting the site in Park Ave N.
2. **Streets:** Along Park Ave N, there is existing curb, gutter, and sidewalk (Exhibit 18). Park Ave N is classified as a Principal Arterial street and the applicant proposes 9.5 feet width of dedication on the project side to establish a 79-foot street cross section. The 9.5 feet width would be an approximate 902.5 sf of dedicated area. The alley at the west of the site is improved with asphalt. The alley is classified as an alley for both residential and non-residential uses. The applicant proposes 2 feet width of dedication on the project side to establish a 16-foot alley cross section. The 2 feet width would be an approximate 190 sf of dedicated area.
3. **Fire Protection:** City of Renton Fire Department.

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. **Chapter 2 Land Use Districts**
   a. Section 4-2-020: Purpose and Intent of Zoning Districts
   b. Section 4-2-070: Zoning Use Table
   c. Section 4-2-120: Commercial Development Standards
2. **Chapter 3 Environmental Regulations**
   a. Section 4-3-100: Urban Design Regulations
3. **Chapter 4 Property Development Standards**
   a. Section 4-4-030: Development Guidelines and Regulations
   b. Section 4-4-070: Landscaping
   c. Section 4-4-075: Lighting, Exterior On-Site
   d. Section 4-4-080: Parking, Loading and Driveway Regulations
   e. Section 4-4-090: Refuse and Recyclables Standards
   f. Section 4-4-095: Screening and Storage Height/Location Limitations
   g. Section 4-4-130: Tree Cutting and Land Clearing Regulations
4. **Chapter 6 Streets and Utility Standards**
   a. Section 4-6-060: Street Standards
5. **Chapter 9 Permits -Specific**
   a. Section 4-9-200: Site Plan Review
6. **Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review on October 5, 2015 and determined the application complete on October 20, 2015. The project complies with the 120-day review period.

2. The Site Plan Review is required for development in the CA zoning classification when it is not exempt from Environmental (SEPA) Review <u>or</u> when a building is proposed with less than the minimum front yard 10-foot building setback. The subject project is SEPA exempt. The applicant has chosen to design the front yard setback with less than the minimum 10-feet and is therefore subject to Site Plan Review (Exhibit 5).

3. The project site is a combination of the two parcels located at 521 and 525 Park Ave N (APNs 7224000850 and 7224000855) (Exhibit 4 and 20).

4. The site is currently developed with one single family home on each of the two parcels that were constructed in the 1920s and 1930s. All structures are proposed for removal.

5. Vehicular access to the site is proposed through two points, one from the Park Ave N arterial to the east, and the other from the public alley on the west side. The alley has multiple connections on N 5th St, Pelly Ave N, and Park Ave N (Exhibit 3).

6. The property is located within the Commercial and Mixed Use (CMU) Comprehensive Plan land use designation, Commercial Arterial (CA) zoning classification, the City Center Planning Area, and Urban Design Regulations District 'D.'

7. There are three trees located on site that the applicant is proposing to remove.

8. The subject site is located on the west side of Park Ave N, approximately mid-block, between N 6th St and N 5th St (Exhibit 3). The site is bordered by Park Ave N to the east, a public alley to the west, an existing single story restaurant to the north, and an existing single story auto repair business to the south.

9. The two existing parcels would be combined through a Lot Combination of 521 Park Ave N (APN 72240000850) and 525 Park Ave N (APN 72240000855) to create a site with a total of 10,212 sf (Exhibit 4 and Exhibit 20). The proposed Lot Combination has been reviewed by city staff. In Exhibit 19 the Property Services Division has provided necessary amendments for the Lot Combination to be approvable.

10. The applicant requests two Modifications for allowances from the City's street and driveway standards. The Street Modification from RMC 4-6-060F.2 is requested to leave the existing right-of-way improvements along Park Ave N rather than install new improvements including new sidewalk and planter strip. The Driveway Modification from RMC 4-4-080I.4 is requested to allow two driveway curb cuts along Park Ave N for continguous properties under the same ownership (Exhibits 10 and 11).

11. The applicant requests that the front yard setback for the proposed building under RMC 4-2-120A "Minimum Front Yard Setbacks" be reduced to less than 10 feet. The proposal is a front yard setback of approximately 6 inches for the building as allowed through Site Plan review for the CA zone (Exhibit 5).

12. The proposed structure is a single story dental office building with two dental office spaces proposed. The Unit "A" would have approximately 1,741 sf and the Unit "B" would be approximately 1,671 sf (Exhibit 8).

13. The site is flat with an approximate 1% slope (Exhibit 7).

14. The proposed structure design would have full hip metal standing seam roof with a 3:12 slope (Exhibit 9). The building height would be approximately 15 ½ feet from the proposed grade plane at the tallest point of the roof.

15. The building would have four entrances with two entrances on the Park Ave N street facing side and two in the rear of the building (Exhibit 5 and 9). The two east facing front entrances are considered the primary entrances because they face Park Ave N.

16. Approximately 175 cubic yards of cut is proposed on-site to remove topsoil and approximately 175 cubic yards of structural fill (Exhibit 15).

17. The proposal includes 13 surface vehicle parking stalls (Exhibit 5).

18. The subject site is located in the City of Renton designated seismic hazard Critical Area.

19. No public comment or agency comments were received.

20. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (Exhibit 19).

21. Comprehensive Plan Compliance: The site is designated Commercial and Mixed Use (CMU) on the City's Comprehensive Plan Map. The purpose of CMU is to be located within established commercial and office areas near principle arterials and allow residential uses as part of mixed-use developments, and support new office and commercial development that is more intensive than what exists to create a vibrant district and increase employment opportunities. The intention of this designation is to transform strip commercial development into business districts through the intensification of uses and with cohesive site planning, landscaping, signage, circulation, parking, and the provision of public amenity features. The proposal is compliant with the following comprehensive plan goals and policies if <u>all</u> conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	**Goal L-G:** Pursue transition of non-conforming uses and structures to encourage development patterns consistent with Renton's land use plan.
✓	**Goal L-K:** Provide an energetic business environment for commercial activity providing a range of service, office, commercial, and mixed use residential uses that enhance the City's employment and tax base along arterial streets and in Centers.
✓	**Goal L-BB:** Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.

Compliant if condition of approval is met	**Policy L-52:** Include human-scale features such as pedestrian pathways, quality landscaping, and public spaces that have discernible edges, entries, and borders to create a distinctive sense of place in neighborhoods, commercial areas, and centers.
✓	**Policy L-53:** Orient buildings in developments toward the street or a common area, rather than toward parking lots.

22. **Zoning Development Standard Compliance:** The site is classified Commercial Arterial Zone (CA) on the City's Zoning Map. The CA Zone implements the Commercial and Mixed Use Land Use Designation, where the purpose of the zone is intended to be located where a historical strip pattern dominates, characterized by large surface parking in front of buildings, long blocks oriented to automobiles, and an incomplete street grid. Commercial Arterial zoning should be located within one-quarter mile of transit, provide employment, and allow mixed-use development. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	CA Zone Development Standards and Analysis
N/A	**Density:** Per RMC 4-2-120A the allowed density range in the CA zoning classification is a minimum of 20 dwelling units per net acre (du/ac) up to a maximum of 60 du/ac. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.
✓	**Lot Dimensions**: Per RMC 4-2-120A the minimum lot size, in the CA zone, is 5,000 square feet. There are no minimum lot width or depth standards. *<u>Staff Comment:</u> There is a discrepancy of project square footage from the applicant's submitted materials. All materials identify a lot size of 10,212 sf with the exception of the submitted lot combination materials which identifies 10,190 sf. For this report and staff analysis, staff uses the King County Parcel Information (Exhibit 20) and land use application numbers of 5,375 sf for 525 Park Ave N and 4,837 sf for 521 Park Ave N. These two parcels create a 10,212 sf area.* *The Lot Combination of two parcels would create an approximate 10,212 sf lot or 10,190 sf lot depending on the application materials used. Both comply with the minimum lot size. The proposed public street right-of-way dedication and alley right-of-way dedication areas total 1,092.5 sf.* *By subtracting 1,092.5 sf from the gross area of the site, the combined lots with dedication would create an approximate 9,119.5 sf lot using the King County Parcel Information and 9,097.5 sf lot using the lot combination submittal information (Exhibits 2, 4, and 20).* *Therefore, staff finds that the proposed lot size meets the minimum standard of 5,000 sf.*
Compliant if condition of approval is met	**Setbacks:** Per RMC 4-2-120A the CA zoning classification requires a minimum front yard, and side yard along-a-street setback of 10 feet which may be reduced to zero feet during the site plan development review process, provided blank walls are not located within the reduced setback. There is a maximum front yard setback of 15 feet. The CA zone has no rear or side yard setback except 15 feet if lot abuts or is adjacent to a residential zone. *<u>Staff Comment:</u> The proposed building has an approximate 6 inch front yard setback from the proposed Park Ave N boundary following the proposed dedication of right-of-*

way (Exhibit 5). The existing Park Ave N right-of-way line would be relocated to the west approximately 9 ½ feet following the proposed dedication. The applicant is requesting Administrative consideration for less than the minimum 10-foot front yard setback as allowed in the CA zone. An applicant can make this request through the Site Plan Review process if blank walls are not located within the proposed reduced setback area. Analysis of blank walls and recommendation of the lesser setback than 10 feet is provided below in this report subsection following analysis of the proposed setbacks.

The submitted site plan and building elevations identify roof overhangs extending out 2-feet from all facades (Exhibit 5 and 9). The east facing building façade would be approximately 6 inches from the new right-of-way and the 2-foot roof overhang would project approximately 1 ½ feet into the right-of-way. Building roofs are not allowed to project into public right-of-way areas. Per RMC 4-2-120F.5.b, eaves and roof overhangs are allowed to project up to 2 feet into a private yard setback but not public right-of-way area. The proposed roof projection would not be allowed as designed. Awnings and similar overhangs that are connected to the side of a wall, and not the permanent roof, are allowed to project into the right-of-way. Therefore, staff recommends a condition of approval that the roof overhang along the Park Ave N facade be revised with a shorter roof overhang, building footprint change, or other alternative that would not have a roof within the proposed right-of-way area. The revised elevations or plans shall be submitted to the Current Planning Manager, for review and approval, prior to building permit approval or construction permit approval whichever comes first.

The applicant has designed the building to provide a 35-foot rear setback from the alley to the west following the proposed 2 feet of right-of-way dedication (Exhibit 5).

Building setbacks are described in the table below. The table compares setbacks with and without the proposed dedication of right-of-way. Staff is using the setback measurements with the proposed right-of-way dedications for this report:

Building Setback	East Front Yard – Park Ave	West Rear Yard - Alley	North Side Yard	South Side Yard
Without ROW Dedications	10 ft	37 ft	5 ft	21.5 ft
With ROW Dedications	0.5 ft	35 ft	5 ft	21.5 ft

<u>Recommendation to allow a lesser front yard setback than the 10-foot minimum:</u> Front yard setbacks in the CA zone are allowed to be reduced through Site Plan Review up to zero feet if it is determined there are no blank walls. For determining whether there is a blank wall, the front façade ground floor level is evaluated. The criteria can be found in the Urban Design Regulations for the applicable District "D." A wall <u>is considered blank</u> if the wall is over 6 feet in height and there is horizontal length greater than 15 feet that does not include a window, door, building modulation or other architectural detailing. <u>Or, the wall is considered blank</u> if any portion of a ground floor wall has a surface area of 400 square feet or greater and does not include a window, door, building modulation, or other architectural detailing.

	Staff Comment: Staff's following analysis finds that the proposed front façade facing east is not considered a blank wall. The proposed length of the east façade is approximately 68 ½ feet (Exhibit 9). The majority of the façade consists of glass windows and glass entry doors at the two office entries. Based on staff measurements, there are no distances between windows and/or entry doors greater than 6 ½ feet without modulation, window, doors, or other architectural detailing (Exhibit 9). Additionally there are no blank surface areas of 400 sf or greater along the east façade as designed. Although there are no blank walls or blank areas identified by the staff analysis, staff recommends conditions of approval later in the report, FOF 25 Design Standards and Design District Review, to revise the front façade primary entries to incorporate more architectural features. Therefore, staff supports the proposed reduction in the front yard setback from 10 feet to 6 inches on the east facing front façade if all conditions of approval of this report are met including revisions of the primary entries and revision of the roof overhang. The proposal complies with all other setback requirements of the zone.
✓	**Building Standards:** Per RMC 4-2-120A the allowed lot coverage is 65 percent for proposals within the CA classification. There are no impervious coverage maximums for the CA zone. *Staff Comment: Following property dedication for right-of-way, the building coverage would be approximately 46 percent based on a 9,119.5 sf lot size area and is therefore less than the maximum 65 percent coverage allowance of the zone.*
✓	**Building Height:** Per RMC 4-2-120A building height is restricted to 50 feet, except 60 feet with residential use, and above these allowances a conditional use permit would be require. *Staff Comment: The height of the proposed structure would be approximately 15 ½ feet at the tallest point of the full hip roof (Exhibit 9). The proposal complies with the height requirements of the zone.*
Compliant if condition of approval is met	**Landscaping:** The City's landscape regulations RMC 4-4-070 are broken into these separate areas: **Along Streets:** Ten feet of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways and those zones with building setbacks less than ten feet. In those cases, ten feet of landscaping shall be required where buildings are not located. **Perimeter Parking Lot:** Parking areas shall have a minimum of ten feet in width of landscaping as measured from the street right-of-way. **Interior Parking Lot:** Surface parking lots with 14 or more stalls shall be landscaped. **Street Right-of-Way:** Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are

required in the front yard subject to approval of the Administrator.

Staff Comment: The applicant proposes new landscaping in multiple areas but not within the surface parking area as there are less than 14 surface parking stalls proposed. No existing landscaping is proposed to be kept. The applicant proposes landscaping along the east facing façade, within the to-be-dedicated public right-of-way area along Park Ave, between the street and surface parking stalls at the south of the site, and along the northern property line between the proposed north building façade and existing restaurant on the abutting property to the north.

Along Streets and within the Street Right-of-Way:

Along Park Ave N, the applicant proposes a mix of landscape plants within the area between the existing sidewalk and proposed east building façade. This area is approximately 10 ½ feet in width from north to south as identified on the submitted landscape plan (Exhibit 6). Following dedication of right-of-way, this width would be approximately half a foot on-site (private side) and 10 feet off-site (public right-of-way). No trees are identified to be planted in this buffer area. The plant mix identifies Variegated Sedge, Japanese Silver Grass, David Viburnum, Ilex Sky Pencil, and Pachy Sandra (Exhibit 6).

Therefore, staff recommends, as a condition of approval, that the applicant provide a minimum of two, and possibly three, trees in the public right-of-way buffer north of the proposed Park Ave N driveway on a detailed landscape plan. The plan must meet the minimum standards of RMC 4-4-070. The detailed plan shall be provided to the Current Planning Project Manager, for review and approval, prior to building permit approval.

The City of Renton handout, "Tree planting in the right-of-way" provides spacing between trees and size of tree to be planted in the planter strip. For the size of tree, where there is 8 feet or wider planting strip, a "Large" tree is to be planted. Approved "Large" trees, in relation to the size of mature growth, are listed in the "Approved tree list." The approved tree list is available from the Department of Community and Economic Development and is also available on the city website (Rentonwa.gov). Additionally, the document states that the trees cannot be maple or cherry species. If conifers or evergreens are considered for planting in the public planting strip, please contact the City Arborist for approval at the contact below. It is recommended that street trees be approved by the City Arborist if the tree considered is not on the approved tree list (Arborist Terry Flatley, phone #425-430-6601).

Perimeter Parking Lot:

A landscape buffer is proposed in the southeast corner of the site between the street and proposed parallel parking stalls (Exhibit 12). This area is approximately 10-foot by 9-foot based on existing lot dimensions. With the proposed dedication of right-of-way along Park Ave N of 9 ½ feet, the area would be only a half-foot wide and not the required 10-foot width. Therefore, staff recommends a condition of approval that the applicant reduce the proposed surface parking area on south side of the site and revise the site plan and landscape plan with the required 10-foot on-site landscape buffer between surface parking and the Park Ave N right-of-way following dedication. Staff further recommends that a tree be planted in this area to be compliant with the on-site landscaping standards, which require a mixture of trees,

	shrubs, and ground cover. Staff further recommends as a condition of approval that a street tree be planted within the right-of-way area south of the driveway unless there are existing obstacles (ie hydrants, street lights, etc). An updated detailed landscape plan shall be provided to the Current Planning Project Manager, for review and approval, prior to building permit approval. *Other Proposed Landscape Area:* *A landscape strip is proposed along the northerly property line. The strip provides a mix of Blue Italian Cypress trees, Camellia Sasanqua shrubs, and Japanese forest grass as groundcover. This approximate 5-foot wide landscaped area is proposed between the wall of the single-story restaurant building to the north and the proposed north façade of the subject dental office.* *Based on the staff analysis above and recommended conditions of approval, the subject proposal will provide the required on-site and public right-of-way landscaping.*
✓	**Tree Retention:** The City's adopted Tree Retention and Land Clearing Regulations require the retention of 10 percent of trees in a non-residential development. *<u>Staff Comment:</u> Three 8-inch diameter fruit trees are located on the site (Exhibit 2). The applicant proposes to remove all three for site development and is not required to replace any of the trees. Based on 10 percent of significant trees to be kept, the retention is less than one-half a tree at 0.3 trees. RMC 4-4-130H.1.c states that when the number of trees to be retained includes a fraction of a tree, any amount equal to or greater than one-half tree shall be rounded up. Therefore, there is less than one-half tree required and the number rounds down to zero. Although no trees would be retained, staff recommends a condition of approval in the previous "Landscaping" subsection that 3 or 4 trees be planted along Park Ave N as street trees. Therefore, following construction the site would have more trees then the current condition.*
Compliant if condition of approval is met	**Screening:** RMC 4-4-095 has standard requirements for surface mounted equipment to be screened from public view and standards for roof-top equipment that should be similarly screened from view. Shielding shall consist of roof wells, clerestories, parapets, walls or enclosures as determined by the Administrator to meet the intent of the requirement. *<u>Staff Comment:</u> The application does not show surface or roof-top mounted equipment on submitted plan sets. Therefore, staff recommends as a condition of approval, that any plan submitted identify surface and/or roof-top mounted equipment on the subject site, where the equipment shall meet the minimum standards of RMC 4-4-095. Such plan shall be submitted to the Current Planning Project Manager with the building permit application for review and approval prior to building permit issuance.*
Compliant if condition of approval is	**Parking:** The parking regulations, RMC 4-4-080, require a specific number of off-street parking stalls for bicycles and vehicles unless exempt from the requirement and requirements for drive aisle widths and parking stall sizes. For mixed occupancies, with 2 or 3 different uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Bicycle parking is required for non-residential developments that exceed 4,000 gross square feet of area. Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 30 feet in width at the property line and shall not

met

exceed 40% of the street frontage. Maximum driveway slopes shall not exceed 15 percent; provided, that driveways exceeding 8 percent shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.

Parking: The following parking stall ratio would be applicable to the site:

Use – Dental Offices	***Area SF***	***Ratio***	***Required Spaces***
Vehicle	Net area 2,221 sf	*Min & Max: 5 spaces / 1,000 sf*	*12 (11.1 rounded up)*
Bicycle	Gross area 3,414 sf	*No requirement for less than 4,000 gross square feet*	*0*

<u>Staff Comment</u>: A minimum and maximum of 12 vehicle parking stalls is required for the dental offices proposal based on the table above. The applicant proposes 13 parking stalls in total with the majority behind the building at the rear of the site and a row of three parallel parking stalls along the southern boundary. The thirteenth stall beyond the 12 maximum increases the amount stalls by approximately 8 percent.

The code subsection RMC 4-4-080F.10.c.i Modifications of "Number of Parking Spaces Required" allows applicants to request up to a 25 percent increase or decrease from the minimum or maximum number of parking spaces. The request may be granted for non-residential uses through site plan review if the applicant can justify the modification. The applicant did not provide a justification for the increase of one vehicle parking stall. Further, the applicant may not have sufficient space for 13 surface stalls based on the requirement that a parking lot landscape buffer 10 feet on-site shall be installed as described in the above "Landscaping" subsection.

The applicant may provide a written request and justification for the increase in parking stall numbers from 12 to 13 if they believe there is sufficient room on site to accommodate both the required 10 feet on on-site landscaping and the thirteenth stall. The letter shall provide justification such as quantitative information, sales receipts, documentation of customer frequency, or parking standards of nearby cities. Any written justification shall be submitted to the Current Planning Project Manager, for review and approval, prior to building permit issuance.

The 13 proposed stalls vary as to type and dimension. The applicant proposes four types of vehicle parking stalls. Seven of the proposed stalls are standard size and three of those are parallel parking stalls. One stall is an accessible stall. Five are compact stalls. Each parking stall type is identified in the table below with a comparison of the minimum design standards and analysis of compliance with RMC minimum standards as found in RMC 4-4-080F.8 "Parking Stall Types, Sizes, and Percentage Allowed/Required." The proposed parking stall types and dimensions comply with the required minimum standards as identified in the table below.

Surface Parking Stall Type	***Stall # per Site Plan (Exhibit 5)***	***Minimum Dimension (Width x Length)***	***Dimension on Plan (Width x Length)***	***Compliance***

Accessible	*4*	*9 + 8 x 20*	*9 + 8 x 20*	*Complies*
Compact	*1, 2, 3, 8, and 9*	*8.5 x 16*	*8.5 x 16*	*Complies*
Standard	*5, 6, and 7*	*9 x 20*	*9 x 20*	*Complies*
Standard, Parallel	*10, 11, 12, and 13*	*9 x 23*	*9 x 23*	*Complies*

The Renton Municipal Code allows a maximum number of compact stalls under RMC 4-4-080F.8.c.iii "Maximum Number of Compact Spaces Outside of the UC Zones." Specifically, compact spaces shall not account for more than 40 percent for designated employee parking spaces and not more than 30 percent for all other uses. The 5 compact stalls are approximately 38 percent and is greater than the allowed 30 percent for all uses. Therefore, staff recommends as a condition of approval, that either the applicant revise the number of compact stalls proposed, or provide a parking site plan with analysis of parking stalls that meets the number of compact stalls allowed prior to building permit issuance. If a Modification from the compact stalls allowance is requested, the applicant may apply for a modification to the standard prior to building permit issuance. Any revised documents or analysis shall be submitted to the Current Planning Project Manager prior to building permit approval.

✓ **Vehicular Access:** For the CA zone, per RMC 4-2-120, a connection shall be provided for site-to-site vehicle access ways, where topographically feasible, to allow traffic flow between abutting CA parcels without the need to use a street. Access may comprise the aisle between rows of parking stalls but is not allowed between a building and a public street.

Staff Comment: The public alley to the west provides vehicular access between the neighboring properties to the north and south.

✓ **Driveways:** A maximum number of driveways are allowed based on land use per RMC 4-4-080I "Driveway Design Standards." For the proposed office use, there shall be no more than one driveway for each 165 feet of street frontage serving any one property or among properties under unified ownership or control. For each 165 of additional street frontage another driveway may be permitted subject to other requirements of the RMC section.

Staff Comment: The applicant has requested a Modification to the Driveway standards of RMC 4-4-080I.4.b to allow two driveways for each 165 feet of street frontage on contiguous parcels under the same ownership. For each additional 165 feet of additional street frontage another drive may be permitted. The applicant owns the two parcels that create the subject site and the applicant owns the property to the north at 529 Park Ave N where the restaurant is located. The street frontage length of the three properties is approximately 130 feet. Currently, there are two existing driveway curb cuts from Park Ave N onto the three parcels under common ownership. One curb cut is on the northern property at 529 Park Ave N that provides access to the restaurant that is not part of the subject proposal. The other existing curb cut is on the property 521 Park Ave N, one of the two parcels part of the subject site, and is currently both an ingress and egress driveway. Because the three parcels are under unified ownership, only one driveway is allowed. The applicant proposes two driveways on the co-owned three properties of 521, 525, and 529 Park Ave N.

	The applicant would retain the driveway for the existing restaurant at 529 Park Ave N. The applicant proposes a turn-in/ingress only driveway in the southeast corner of the proposed site plan in the approximate location of the existing driveway. This second driveway would be limited to ingress only. Staff provides an analysis of the Modification request in FOF #24 "Driveway Modification Analysis." Staff recommends approval of the proposed limited ingress only driveway for the dental office in the southeast corner of the subject proposal in addition to retention of the existing driveway on the 529 Park Ave N property for the restaurant building.
Compliant if condition of approval is met	**Signs:** The applicant would be required to comply with the signage requirements outlined in RMC 4-4-100 at the time of sign application. *Staff Comment: Conceptual signage areas are identified on the submitted building elevations as "My Dental" (Exhibit 12). The applicant did not submit a signage package for the proposal and therefore could not be reviewed at this time.* *Therefore staff recommends, as a condition of approval, the applicant be required to submit a conceptual sign package which indicates the approximate location of all exterior building signage. Proposed signage shall be compatible with the building's architecture and exterior finishes. The conceptual sign package shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval or construction permit approval whichever comes first. All signs require separate sign permit applications and review.*
✓	**Loading Docks:** RMC 4-4-080 provide standards for loading docks and for the CA zone, they are not allowed on the side of a lot adjacent or abutting a residential zone. *Staff Comment: The proposal does not indicate loading docks. Docks are usually areas for commercial and industrial uses requiring larger deliveries and loading bays related to warehouse storage type interior spaces. The proposed dental office use is not anticipated to require regular loading bays for large deliveries and/or shipments. It is anticipated that the proposal may have irregular delivery or shipments that are smaller in nature and would be through Fed Ex, USPS, UPS, and similar sized trucks. Such trucks do not require loading bays. Therefore, staff finds that loading docks would not be needed.*
Compliant if condition of approval is met	**Critical Areas:** The subject site is located in the City of Renton designated seismic hazard Critical Area. The seismic hazard is related to potential liquefaction of soils during an earthquake event. The submitted Geotechnical Report, prepared by Merit Engineering Inc, dated July 10, 2014 provides a report of the surface and subsurface site conditions and recommendations for site preparation and construction of a building. The report states that ground water was encountered at a depth of 10 feet. The report provides recommendations for foundation design parameters, structural fill and compaction criteria, drainage, site grading, and soil infiltration parameters. Specific to seismic and liquefaction recommendations, the geotechnical report states that based on the site soils and groundwater conditions the site is subject to low potential for liquefaction. The report also states that local building codes and design practices now consider the possible effects of soil conditions and large subduction related earthquake in the design of structures. Therefore, staff recommends as a condition of approval that the application follow the recommendations of the Geotechnical Report, prepared by Merit Engineering Inc, dated July 10, 2014.
Compliant if	**Refuse and Recyclables:** RMC 4-4-090 has standard requirements for both multi-

condition of approval is met	family and commercial uses. For commercial uses, refuse and recyclables areas require screening and weather protection, and are not allowed in required setbacks and required landscape areas. *Staff Comment: The dental building is proposed to have 3,414 gross square feet of area. The table below is based on standards required in RMC 4-4-090:*

Use	***Refuse area min:*** *6 sf per 1,000 gross sf*	***Recyclables area min:*** *3 sf per 1,000 gross sf*	***Total***	***Min 100 sf required***
Dental offices; 3,414 sf	*20.5 sf*	*10.2 sf*	*30.7 sf*	*100 sf*

The applicant provided a general location of the refuse and recycling area along the northern boundary of the site and just north of the row of parking stalls. The applicant does not provide sufficient clarity of the exact 100 sf area and it is unclear to staff how refuse and recycling pick up will be accomplished with vehicular stalls located between the facility and the alley. Therefore, staff recommends as a condition of approval, that the applicant revise the site plan to identify the specific area on-site where the refuse and recycling area with dimensions and provide information identifying how the refuse an recycling pick up will be accomplished. The revised plan shall be submitted to the Current Planning Project Manager prior to building permit approval.

23. **Street Modification Analysis:** The applicant is requesting a modification from RMC 4-6-060F.2 "Minimum Design Standards Table for Public Streets and Alleys" in order to leave the existing Park Ave N right-of-way improvements including curb, gutter, and sidewalk rather than install a new planter strip for trees and sidewalk along the project in the standard arrangement.

The proposal is compliant with the following modification criteria, pursuant to RMC 4-9-250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification:

Compliance	Street Modification Criteria and Analysis
✓	**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. *Staff Comment: The Community Design Element has applicable policies listed under a separate section labeled Streets, Sidewalks and Streetscapes. These policies address walkable neighborhoods, safety and shared uses. Two specific policies support the decision to modify the street standards in order to extend the existing sidewalk at a width of seven feet and eliminate the need for the landscape requirement between the curb and the sidewalk. These policies are Policy CD-102 and Policy CD-103 which state that the goal is to promote new development with "walkable places," "support grid and flexible grid street and pathway patterns," and "are visually attractive, safe, and healthy environments." The requested street modification is consistent with these policy guidelines.*
✓	**b.** Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon

	sound engineering judgment. *Staff Comment: The modified street improvements will meet the objectives of a safe walkable environment as intended by the code. The improvements provide for a planting strip of sufficient size for landscaping on the backside of the sidewalk. The seven foot wide sidewalk at this location meets the needs of the residents relying on this sidewalk for access to the greater neighborhood.*
✓	**c.** Will not be injurious to other property(ies) in the vicinity. *Staff Comment: The improvements will provide an upgrade to current conditions. The new improvements will meet the standards for safe vehicular and pedestrian use within the current roadway improvements and would not be injurious to other properties in the vicinity*
✓	**d.** Conforms to the intent and purpose of the Code. *Staff Comment: See comments under criterion 'b'.*
✓	**e.** Can be shown to be justified and required for the use and situation intended; and *Staff Comment: 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.*
✓	**f.** Will not create adverse impacts to other property(ies) in the vicinity. *Staff Comment: There are no identified adverse impacts from this modification of sidewalk width and planting strip width for this area. The modification would not result in adverse impacts to other properties in the vicinity as a consistent street frontage appearance will be maintained along Park Ave. N.*

24. **Driveway Modification Analysis:** The applicant is requesting a modification from RMC 4-4-080I.4.b "Driveway Design Standards" in order to allow two driveways from Park Ave N right-of-way rather than be limited to one as required when properties are under unified ownership or control. The owner of the two properties that combine to make the subject site also is owner of the property to the north at 529 Park Ave N where one driveway already exists.

The proposal is compliant with the following modification criteria, pursuant to RMC 4-9-250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:

Compliance	Driveway Modification Criteria and Analysis
Compliant if condition of approval is met	**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. *Staff Comment: The Land Use Element "Goal L-L" states that to plan for efficient use of land and multi-use neighborhoods, enhanced site planning, efficient parking design, coordinated access for all modes of transportation, pedestrian linkages, and boulevard treatments are to be considered. The requested driveway modification is consistent with the goal and policies of the Comprehensive Plan. The modification request is to allow one ingress-only driveway in the area where an ingress and egress access point currently exists in the southeast corner of the site. The modification request also*

	requests that the existing curb cut at 529 Park Ave N be retained for access to the existing restaurant. The modification limits ingress and egress to the site. The submitted site plan does identify directional arrows within the drive aisle for the one-way only limitation but no posted signage is identified. Therefore, staff recommends as a condition of approval that the applicant identify the type of one-way only signage to be used on the site and locations of the signage to the Current Planning Manager, for review and approval, prior to building permit issuance.
✓	**b.** Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment. *Staff Comment: The proposed driveway on the subject dental office site is a different site than the property to the north that has a restaurant. The restaurant at 529 Park Ave N has a driveway curb cut at the north edge of the parcel and the opposite side of the subject properties proposed for the office development. This driveway curb cut is approximately 119 feet from the proposed driveway and is not close enough to the proposed curb cut to justify shared use. The three properties are under the same ownership. The proposed ingress only driveway at the southeast corner of the site meets the minimum standards for driveways. The submitted plans identify the driveway at 12-feet in width, greater than 5 feet from the south shared property line, less than 8 percent slope, less than 40 percent of the street frontage of the subject proposal, and is approximately 119 feet distance from the other driveway on the 529 Park Ave N driveway (Exhibit 5, 17, and 18). The proposed new driveway meets the other minimum driveway standards of RMC 4-4-080I "Driveway Design Standards" based on the submitted application materials and would meet the objectives of safety, function and appearance. Construction permits for development of the site and driveway will be reviewed by City staff based on sound engineering prior to construction.*
✓	**c.** Will not be injurious to other property(ies) in the vicinity. *Staff Comment: There is an existing ingress and egress driveway in the location of the requested new limited ingress only driveway for the subject proposal. The modification request is not anticipated to be injurious to other properties in the vicinity and meets the minimum standards for distance from neighboring properties.*
✓	**d.** Conforms to the intent and purpose of the Code. *Staff Comment: See comments under criterion 'b.'*
✓	**e.** Can be shown to be justified and required for the use and situation intended; and *Staff Comment: See comments under criterion 'a' and 'b.'*
✓	**f.** Will not create adverse impacts to other property(ies) in the vicinity. *Staff Comment: An existing ingress and egress driveway is located where the proposed ingress only driveway is proposed in the southeast corner of the site. There are no identified adverse impacts from this modification to allow the proposed limited ingress only driveway curb cut from Park Ave N.*

25. Design Standards: Urban Design Regulations (RMC 4-3-100) are applicable in the CA zone. The site is located within Design District 'D.' To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity throughout the district. Compliance with Design Regulations would be verified prior to issuance of the

building permit for the new commercial building. As demonstrated in the table below the proposal meets the intent of the Design Regulations on the basis of individual merit if all conditions of approval are met:

i. SITE DESIGN AND BUILDING LOCATION: **Intent:** To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity.	
1. **Building Location and Orientation:** **Intent:** To ensure visibility of businesses and to establish active, lively uses along sidewalks and pedestrian pathways. To organize buildings for pedestrian use and so that natural light is available to other structures and open space. To ensure an appropriate transition between buildings, parking areas, and other land uses; and increase privacy for residential uses. **Guidelines:** Developments shall enhance the mutual relationship of buildings with each other, as well as with the roads, open space, and pedestrian amenities while working to create a pedestrian oriented environment. Lots shall be configured to encourage variety and so that natural light is available to buildings and open space. The privacy of individuals in residential uses shall be provided for.	
✓	**Standard:** The availability of natural light (both direct and reflected) and direct sun exposure to nearby buildings and open space (except parking areas) shall be considered when siting structures. *<u>Staff Comment:</u> The proposed single-story office structure covers approximately 44 percent of the site after dedication of right-of-way. The rest of the site would be paved surface parking, walkway areas, and landscaping areas. The building east facing façade is located next to the sidewalk and pedestrian realm along Park Ave N and ensures the visibility of the businesses and building. There are structures surrounding all sides of the subject site but sufficient setbacks have been provided between these buildings. The proposed building is situated to provide natural light around the site and to nearby structures. The rear wall is separated from the westerly residential zoned properties by approximately 49 feet in distance. Staff finds that there are open areas around the structure that allow sufficient natural light and direct sun exposure to nearby buildings and open spaces. The nearby off-site open areas are the alley to the west, the vehicle parking area for the auto repair business to the south, the parking area for the restaurant to the north, and the Park Ave N right-of-way.*
✓	**Standard:** Buildings shall be oriented to the street with clear connections to the sidewalk. *<u>Staff Comment:</u> The subject site is located along the principal arterial Park Ave N. The proposed orientation of the single-story structure would face Park Ave N on the west side of the street with two entries facing the street frontage area (Exhibit 5). Park Ave N is developed with sidewalks on both sides of the street. The building is split into two office spaces, "Unit A" and "Unit B," as identified on the submitted building floor plan (Exhibit 13). Both offices have separate entries along the Park Ave N façade and separate entries at the rear of the building where vehicle parking is provided. All entries provide accessible routes into and out of the building with direct connection to the street, sidewalk, and rear alley.*

	The Park Ave N façade is proposed at 6 inches from the new proposed right-of-way boundary. The orientation of the structure brings the building and primary building entries close to the sidewalk and pedestrian realm (Exhibit 5). Approximately 10 feet of landscaping is proposed between the proposed building and existing sidewalk area except where the office entries are located. The proposed front façade has a similar setback as the restaurant to the north. The building's orientation and site location provides a more urban atmosphere and closer pedestrian-sidewalk relationship. Staff finds the building is clearly oriented to the street. Staff also finds that there clear connections to the public realm from the building's primary entries.
N/A	**Standard:** Buildings with residential uses located at the street level shall be set back from the sidewalk a minimum of ten feet (10') and feature substantial landscaping between the sidewalk and the building or have the ground floor residential uses raised above street level for residents privacy. *Staff Comment: No residential uses are proposed.*
2. Building Entries: **Intent:** To make building entrances convenient to locate and easy to access, and ensure that building entries further the pedestrian nature of the fronting sidewalk and the urban character of the district. **Guidelines:** Primary entries shall face the street, serve as a focal point, and allow space for social interaction. All entries shall include features that make them easily identifiable while reflecting the architectural character of the building. The primary entry shall be the most visually prominent entry. Pedestrian access to the building from the sidewalk, parking lots, and/or other areas shall be provided and shall enhance the overall quality of the pedestrian experience on the site.	
Compliant if condition of approval is met	**Standard:** A primary entrance of each building shall be located on the facade facing a street, shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human-scale elements. *Staff Comment: Four entries are proposed with two in front and two in the rear. The two front façade entry areas are recessed into the façade approximately 2 feet (Exhibit 5). Based on the submitted elevations, the façade treatments are the same on all sides of the building consisting of a lower cultured stone veneer and upper horizontal board siding (Exhibit 12). Variations of window sizes are used around the building. The façade with the most glazing and transparency is the front Park Ave N facing façade.* *Based on the submitted elevations, staff finds that neither the front or rear entries provide a feeling of a primary entrance. The front entry areas are fairly non-descript without a differentiation of materials or prominence as compared with the buildings' other facades. No lighting is identified on the proposed elevations. Lighting such as wall sconces are an element that can distinguish the front façade from the other facades. An awning is proposed on the Park Ave N side and provides some human-scale elements to the front façade although additional treatment and/or amenities shall be provided to meet the standards.* *The submitted Park Ave N elevation is lacking in prominent design. Additional variation of building façade treatments and design needs to be incorporated around the two front entries to create more prominence, and distinguish the entry areas from the rest of the building, and create a unique façade along the principal arterial. Staff recommends as a condition of approval, that the elevations be revised by adding*

	to or changing the treatments surrounding the entry areas. Examples could be a projection of the wall around the entries to create "pillars," a continuation of the cultured stone to the roofline, support beams for the awning, separate awnings for each entry area, a revised roofline or roof style, use of a two door entrance, widening of the walkways connecting to the sidewalk, and/or other alternative treatments that would add prominence to the Park Ave N entry areas. Therefore, staff recommends that the applicant provide an updated east facing elevation that creates more prominent identifiable street entries into the building, to the Current Planning Project Manager, for review and approval, prior to building permit approval. Staff also recommends as a condition of approval, that the applicant submit a lighting plan with identification of ornamental lighting and the recommendation is described in greater detail in subsection G. "Lighting" below.
Compliant if condition of approval is met	**Standard:** A primary entrance of each building shall be made visibly prominent by incorporating architectural features such as a facade overhang, trellis, large entry doors, and/or ornamental lighting. *Staff Comment: As described above, staff recommends that the applicant provide a revised front east elevation that provides additional façade treatments, lighting, design, and/or other alternatives to create more prominent entry areas for the offices.*
Compliant if condition of approval is met	**Standard:** Building entries from a street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping and include weather protection at least four and one-half feet (4-1/2') wide. Buildings that are taller than thirty feet (30') in height shall also ensure that the weather protection is proportional to the distance above ground level. *Staff Comment: Both of the dental offices' front entries along Park Ave N are covered with the same overhanging awning (Exhibit 5 and 9). The single awning spans the majority of the façade and is approximately 8 feet above grade. The proposed awning width is 4-1/2 feet wide. With a 6-inch setback from the proposed right-of-way line, the awning would extend approximately 4 feet into the right-of-way. In general as seen at "The Landing" or in the old downtown area of Renton, awnings are provided above windows or doors, and many times there are multiple awnings along a façade where there are spaces between windows. Awnings commonly overhang a sidewalk or pedestrian area. In the subject proposal, the proposed landscaping along the east facade would be significantly covered by the proposed awning (Exhibit 12). Staff has recommended the planting of trees within this area in a previous discussion under FOF 22. "Zoning Development Standard Compliance – Landscaping." The provided awnings would impact the street tree growth as current designed.* *Therefore, staff recommends as a condition of approval that the applicant revise the awning and potentially limit the awning or alternative canopy to the entry areas and/or window areas. Revised awning and elevation changes shall be submitted to the Current Planning Project Manager, for review and approval, prior to building permit issuance.*
Compliant if condition of approval is	**Standard:** Building entries from a parking lot shall be subordinate to those related to the street. *Staff Comment: There are four building entries as described above. The rear entries*

met	*are fairly similar to the front entries with the exception of not being recessed into the façade (Exhibit 5 and 9). The rear entries have similar architectural treatments as the proposed front entries, with an awning above, similar siding materials, and single-door entrances. As described above, staff has recommended the applicant revise the front east elevation to create more prominent entries along the public street façade where the rear building entries would be subordinate in design to the street entries.*
Compliant if condition of approval is met	**Standard:** Features such as entries, lobbies, and display windows shall be oriented to a street or pedestrian-oriented space; otherwise, screening or decorative features should be incorporated. *Staff Comment: As analyzed previously, the Park Ave N street facing façade is the building's front and has more glazing and transparency as compared with the other facades. The entries are located on the front façade as are windows that provide viewing into and out of the interior of the building where dental activities are proposed. Staff finds that this requirement is met as long as all recommended conditions of approval are also met.*
N/A	**Standard:** Multiple buildings on the same site shall direct views to building entries by providing a continuous network of pedestrian paths and open spaces that incorporate landscaping.
N/A	**Standard:** Ground floor residential units that are directly accessible from the street shall include entries from front yards to provide transition space from the street or entries from an open space such as a courtyard or garden that is accessible from the street.
N/A	**Standard:** Ground floor residential units that are directly accessible from the street shall include entries from front yards to provide transition space from the street or entries from an open space such as a courtyard or garden that is accessible from the street.
3. Transition to Surrounding Development: **Intent:** To shape redevelopment projects so that the character and value of Renton's long-established, existing neighborhoods are preserved. **Guidelines:** Careful siting and design treatment shall be used to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk and scale.	
✓	**Standard:** At least one of the following design elements shall be considered to promote a transition to surrounding uses: (a) Building proportions, including step-backs on upper levels; (b) Building articulation to divide a larger architectural element into smaller increments; or (c) Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development. Additionally, the Administrator of the Department of Community and Economic Development or designee may require increased setbacks at the side or rear of a building in order to reduce the bulk and scale of larger buildings and/or so that sunlight reaches adjacent and/or abutting yards. *Staff Comment: The proposed one-story building is approximately 15-1/2 feet in height at the roofline and designed with a full hip style roof (Exhibits 5 and 9). Staff finds that the proposed roofline reduces the apparent bulk of the single-story structure.*
4. Service Element Location and Design: **Intent:** To reduce the potential negative impacts of service elements (i.e., waste receptacles, loading	

docks) by locating service and loading areas away from high-volume pedestrian areas, and screening them from view in high visibility areas. **Guidelines:** Service elements shall be concentrated and located so that impacts to pedestrians and other abutting uses are minimized. The impacts of service elements shall be mitigated with landscaping and an enclosure with fencing that is made of quality materials.	
✓	**Standard:** Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent uses. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use. *<u>Staff Comment:</u> Loading docks are not proposed. The refuse and recycling area is conceptually located at the rear of the northwest corner of the building near compact vehicle stalls 1, 2, and 3 (Exhibit 5). This area is connected to the rear building entries by the proposed rear sidewalk. The service area is proposed at the required 100 sf area minimum. The area is screened from the street by the building siting but no enclosure or surrounding walls are identified in the submitted materials.*
✓	**Standard**: In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof and screened around their perimeter by a wall or fence and have self-closing doors. *<u>Staff Comment:</u> The applicant did not submit a detail of the proposed enclosure for the refuse and recycling collection area. Staff has previously recommended that the applicant submit a site plan and detail of the proposed refuse and recycling collection area.*
Compliant if condition of approval is met	**Standard:** Service enclosures shall be made of masonry, ornamental metal or wood, or some combination of the three (3). *<u>Staff Comment:</u> See staff recommended condition of approval in the applicant provide clarity of location and design details of the service enclosure in subsection FOF 22. "Zoning Development Standard Compliance – Refuse and Recyclables."*
Compliant if condition of approval is met	**Standard:** If the service area is adjacent to a street, pathway, or pedestrian-oriented space, a landscaped planting strip, minimum 3 feet wide, shall be located on 3 sides of such facility. *<u>Staff Comment:</u> The service area for refuse and recycling is located near a pathway or pedestrian-oriented space at the rear of the building and where there is a pathway along the north façade of the building. Therefore, a landscape planting strip minimum 3 feet in width shall be located on the sides of the service area. The applicant shall revise the landscape plan and submit the revision to the Current Planning Project Manager, prior to building permit approval.*
5. Gateways: Not Applicable	
ii. PARKING AND VEHICULAR ACCESS: **Intent:** To provide safe, convenient access to the Urban Center and the Center Village; incorporate various modes of transportation, including public mass transit, in order to reduce traffic volumes and other impacts from vehicles; ensure sufficient parking is provided, while encouraging creativity in reducing the impacts of parking areas; allow an active pedestrian environment by maintaining contiguous street frontages, without parking lot siting along sidewalks and building facades; minimize the visual impact of parking lots; and use access streets and parking to maintain an urban edge to the	

district.	
1. Surface Parking: **Intent:** To maintain active pedestrian environments along streets by placing parking lots primarily in back of buildings. **Guidelines:** Surface parking shall be located and designed so as to reduce the visual impact of the parking area and associated vehicles. Large areas of surface parking shall also be designed to accommodate future infill development.	
✓	**Standard:** Parking shall be located so that no surface parking is located between a building and the front property line, or the building and side property line, on the street side of a corner lot. *Staff Comment: There is no proposed parking area between the street and the building (Exhibit 5).*
✓	**Standard**: Parking shall be located so that it is screened from surrounding streets by buildings, landscaping, and/or gateway features as dictated by location. *Staff Comment: All surface parking stalls are proposed behind the building except for the parallel parking stalls along the southerly property boundary (Exhibit 5). The parallel parking stalls are screened from Park Ave N by a required 10-foot landscape strip consisting of Ilex Sky Pencil and Pachy Sandra (Exhibit 6) as long as all staff recommended conditions of approval are complied with. Staff has recommended that a tree be planted in this landscaped screening area.*
2. Structured Parking Garages: Not applicable	
3. Vehicular Access: **Intent:** To maintain a contiguous and uninterrupted sidewalk by minimizing, consolidating, and/or eliminating vehicular access off streets. **Guidelines:** Vehicular access to parking garages and parking lots shall not impede or interrupt pedestrian mobility. The impacts of curb cuts to pedestrian access on sidewalks shall be minimized.	
✓	**Standard:** Access to parking lots and garages shall be from alleys, when available. If not available, access shall occur at side streets. *Staff Comment: The site is proposed with access from the principal arterial Park Ave N and from an alley at the west (Exhibit 3). The alley provides multiple connections to residential and commercial areas nearby.*
✓	**Standard:** The number of driveways and curb cuts shall be minimized, so that pedestrian circulation along the sidewalk is minimally impeded. *Staff Comment: See staff analysis in FOF #22 "Zoning Development Standards Compliance - Driveways" for greater detail. The existing ingress and egress driveway on 521 Park Ave N is proposed as ingress only turn-in from Park Ave N which reduces the width of the curb cut improving pedestrian circulation and safety along Park Ave. N.*
iii. PEDESTRIAN ENVIRONMENT: **Intent:** To enhance the urban character of development in the Urban Center and the Center Village by creating pedestrian networks and by providing strong links from streets and drives to building entrances; make the pedestrian environment safer and more convenient, comfortable, and pleasant to walk between businesses, on sidewalks, to and from access points, and through parking lots; and promote the use of multi-modal and public transportation systems in order to reduce other vehicular traffic.	
1. Pedestrian Circulation:	

Intent: To create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment. **Guidelines:** The pedestrian environment shall be given priority and importance in the design of projects. Sidewalks and/or pathways shall be provided and shall provide safe access to buildings from parking areas. Providing pedestrian connections to abutting properties is an important aspect of connectivity and encourages pedestrian activity and shall be considered. Pathways shall be easily identifiable to pedestrians and drivers.	
✓	**Standard:** A pedestrian circulation system of pathways that are clearly delineated and connect buildings, open space, and parking areas with the sidewalk system and abutting properties shall be provided. (a) Pathways shall be located so that there are clear sight lines, to increase safety. (b) Pathways shall be an all-weather or permeable walking surface, unless the applicant can demonstrate that the proposed surface is appropriate for the anticipated number of users and complementary to the design of the development. <u>Staff Comment:</u> *Pedestrian circulation is provided around the site. There is a direct and clear connection between the building entries and public space and public sidewalk (Exhibit 5). New interior pathways/sidewalks are proposed along the rear of the building and the rear entries for each office space (Exhibit 5).*
Compliant if condition of approval is met	**Standard:** Pathways within parking areas shall be provided and differentiated by material or texture (i.e., raised walkway, stamped concrete, or pavers) from abutting paving materials. Permeable materials are encouraged. The pathways shall be perpendicular to the applicable building facade and no greater than one hundred fifty feet (150') apart. <u>Staff Comment:</u> *Pathways to the front and rear building entries are described above. No pathway is proposed to connect the parallel parking stalls at the south of the site to the rear sidewalk system. Therefore, staff recommends as a condition of approval, that the applicant revise the site plan to include a pathway that connects the parallel parking stalls to the sidewalk that ends between parking stalls #7 and #8 with a pathway constructed of differentiated material or texture from abutting paving materials. The pathway can dead end at parking stall #11. The applicant shall revise the plan sets to show compliance with this condition of approval and submit the revision to the Current Planning Project Manager, for review and approval, prior to building permit approval or construction permit approval whichever comes first.*
Compliant if condition of approval is met	**Standard:** Sidewalks and pathways along the facades of buildings shall be of sufficient width to accommodate anticipated numbers of users. Specifically: (a) Sidewalks and pathways along the facades of mixed use and retail buildings 100 or more feet in width (measured along the facade) shall provide sidewalks at least 12 feet in width. The walkway shall include an 8 foot minimum unobstructed walking surface. (b) Interior pathways shall be provided and shall vary in width to establish a hierarchy. The widths shall be based on the intended number of users; to be no smaller than five feet (5') and no greater than twelve feet (12'). (c) For all other interior pathways, the proposed walkway shall be of sufficient width to accommodate the anticipated number of users.

	Staff Comment: The existing sidewalks along Park Ave N are proposed to be retained and new interior pathway/sidewalks have been proposed in sufficient width to accommodate the anticipated number of users. (Exhibit 5). However, the pathway that provides pedestrian access from the public sidewalk to the main entrances of the two office units does not appear to be of sufficient width to accommodate the anticipated number of users. The entrance walks should be increased in width to provide a more prominent entry feature and allow multiple people to pass one another and hold open the door for each other. In order to accommodate the sufficient number of users staff recommends as a condition of approval that the pathways are widened at the main entrance to a minimum of 8 feet. The applicant's street Modification request would maintain the approximate 7-foot wide sidewalk along the west side of Park Ave N. This existing sidewalk width is the same width in front of the abutting properties to the north and south. The proposed interior pathways are approximately 5 feet in width along the building façade and approximately 4 feet where the pathway extends into the parking lot.
3. Pedestrian Amenities: **Intent:** To create attractive spaces that unify the building and street environments and are inviting and comfortable for pedestrians; and provide publicly accessible areas that function for a variety of activities, at all times of the year, and under typical seasonal weather conditions. **Guidelines:** The pedestrian environment shall be given priority and importance in the design of projects. Amenities that encourage pedestrian use and enhance the pedestrian experience shall be included.	
✓	**Standard:** Architectural elements that incorporate plants, particularly at building entrances, in publicly accessible spaces and at facades along streets, shall be provided. *Staff Comment: The applicant is proposing a planting strip between the building façade along Park Ave N and the existing sidewalk. The applicant has requested that the Park Ave N street improvements are kept as they exist and staff is recommending approval. The planting strip consists of a variety of plants and is located along the majority of the building façade except where the two office entries are located.*
Compliant if condition of approval is met	**Standard:** Amenities such as outdoor group seating, benches, transit shelters, fountains, and public art shall be provided. (a) Site furniture shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time. (b) Site furniture and amenities shall not impede or block pedestrian access to public spaces or building entrances. *Staff Comment: Landscaping is proposed in the public right-of-way between the building and Park Ave N sidewalk. There are no other amenities proposed. Therefore, staff recommends that site amenities such as benches, public art, bicycle parking racks, or some other alternative be provided near the building entries. Any seat shall be for two or more potential users that are made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time and that do not impede or block pedestrian access to public spaces or building entrances. The amenities shall be*

	identified on the site plan and details of the element(s) are to be provided to the Current Planning Project Manager, for review and approval, prior to building permit issuance.
Intent and Guideline Met with conditions of approval	**Standard:** Pedestrian overhead weather protection in the form of awnings, marquees, canopies, or building overhangs shall be provided. These elements shall be a minimum of 4.5 feet wide along at least seventy 75 percent of the length of the building facade facing the street, a maximum height of 15 feet above the ground elevation, and no lower than 8 feet above ground level. *Staff Comment: See the staff analysis in FOF #25 "Design Standards – 2. Building Entries" for more detail. Because the proposed awning overhangs landscaping where street trees are recommended for planting, staff recommends that the awning not span 75 percent of the length of the building façade facing Park Ave N. Staff has recommended that the awning(s) be primarily located above the two front entries. The intent of the design standard would be met with the recommended conditions of approval.*
iv. RECREATION AREAS AND COMMON OPEN SPACE: Not applicable.	
v. BUILDING ARCHITECTURAL DESIGN: **Intent:** To encourage building design that is unique and urban in character, comfortable on a human scale, and uses appropriate building materials that are suitable for the Pacific Northwest climate. To discourage franchise retail architecture.	
1. Building Character and Massing: **Intent:** To ensure that buildings are not bland and visually appear to be at a human scale; and ensure that all sides of a building, that can be seen by the public, are visually interesting. **Guidelines:** Building facades shall be modulated and/or articulated to reduce the apparent size of buildings, break up long blank walls, add visual interest, and enhance the character of the neighborhood. Articulation, modulation, and their intervals should create a sense of scale important to residential buildings.	
Compliant if condition of approval is met	**Standard:** All building facades shall include modulation or articulation at intervals of no more than 40 feet. *Staff Comment: The north and east sides of the building are more than 40 feet in distance, all other facades are less than 40 feet in length. The horizontal distance of the east façade is approximately 68 feet 6 inches in length. Of this, the majority of the façade consists of glass windows and two glass doors for the two entries along the façade and there are two building modulations where the entries are located. These entries are recessed into the building by 2 feet and are 8 feet wide (Exhibit 5). The horizontal distance of the north façade is approximately 60 feet in length and no modulations are provided for. Although no modulation is provided along the north façade, greater modulation of the building on the east facing street façade may improve the building character more significantly than the non-street facing north façade. Therefore, staff recommends as a condition of approval, that the applicant submit a revised plan set that identifies improved modulation and/or articulation of the front east facing façade as part of the revision of the façade and creation of more prominent building entries. The revised plan shall be submitted to the Current Planning Project Manager prior to building permit approval.*
✓	**Standard:** Modulations shall be a minimum of two feet (2') deep, sixteen feet (16') in

	height, and eight feet (8') in width. *Staff Comment: The two modulations on the east façade are 2 feet deep and 8 feet in width where the two office entries are located. The single-story roofline begins at 10 feet above the sidewalk. The building does not have a 16-foot tall façade. The building modulations at the entries extend from the ground level to the roofline and therefore, the full height of the building's façade, which meets the intent of the modulation height requirement. See comments above addressing modulation on the north façade.*
N/A	**Standard:** Buildings greater than one hundred sixty feet (160') in length shall provide a variety of modulations and articulations to reduce the apparent bulk and scale of the facade; or provide an additional special feature such as a clock tower, courtyard, fountain, or public gathering area.
2. Ground-Level Details: **Intent:** To ensure that buildings are visually interesting and reinforce the intended human-scale character of the pedestrian environment; and ensure that all sides of a building within near or distant public view have visual interest. **Guidelines:** The use of material variations such as colors, brick, shingles, stucco, and horizontal wood siding is encouraged. The primary building entrance should be made visibly prominent by incorporating architectural features such as a facade overhang, trellis, large entry doors, and/or ornamental lighting (illustration below). Detail features should also be used, to include things such as decorative entry paving, street furniture (benches, etc.), and/or public art.	
Compliant if condition of approval is met	**Standard:** Human-scaled elements such as a lighting fixture, trellis, or other landscape feature shall be provided along the facade's ground floor. *Staff Comment: The proposed elevations have a minimal amount of human-scaled elements. All entries are covered by awnings but the only other human-scale element other than windows, and doors is a landscape strip along the front façade. Staff has recommended multiple conditions of approval to increase human-scaled elements along the front façade and an increase in architectural design around front entries. With the staff recommended conditions of approval, staff will review future revisions of the building facades and anticipates that additional human-scale elements will be provided beyond the current proposal if all condition of approval are complied with.*
✓	**Standard:** On any facade visible to the public, transparent windows and/or doors are required to comprise at least 50 percent of the portion of the ground floor facade that is between 4 feet and 8 feet above ground (as measured on the true elevation). *Staff Comment: Staff's evaluation below finds that the east facing public façade along Park Ave N is comprised of at least 50 percent transparent windows/doors. The length of the façade along Park Ave N is approximately 68-1/2 feet. Between 4 and 8 feet in height along the façade, approximately 56 percent of the façade has window or door treatments (Exhibit 9).*
✓	**Standard:** Upper portions of building facades shall have clear windows with visibility into and out of the building. However, screening may be applied to provide shade and energy efficiency. The minimum amount of light transmittance for windows shall be 50 percent.

	Staff Comment: The proposed building is for dental office use and not retail or another type of commercial venue with displayed merchandise. The applicant has not indicated tinted or dark glass, highly reflective, or films would be used on doors or windows (Exhibit 9). Transparency is a key design element on all sides of the building, especially on the Park Ave N façade. As identified on the submitted floor plan, there are dental chair areas just inside the pedestrian realm of Park Ave N façade that look out to the street. This interior area would be active during office hours.
✓	**Standard:** Display windows shall be designed for frequent change of merchandise, rather than permanent displays. *Staff Comment: See comments above.*
✓	**Standard:** Where windows or storefronts occur, they must principally contain clear glazing. *Staff Comment: See comments above.*
✓	**Standard:** Tinted and dark glass, highly reflective (mirror-type) glass and film are prohibited. *Staff Comment: See comments above.*
✓	**Standard:** Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways are prohibited. A wall (including building facades and retaining walls) is considered a blank wall if: (a) It is a ground floor wall or portion of a ground floor wall over 6 feet in height, has a horizontal length greater than 15 feet), and does not include a window, door, building modulation or other architectural detailing; or (e) Any portion of a ground floor wall has a surface area of 400 square feet or greater and does not include a window, door, building modulation or other architectural detailing. *Staff Comment: Staff provided an evaluation of potential blank walls within the subsection "25. Zoning Development Standards Compliance – Setbacks" and determined there are no blank walls.*
✓	**Standard:** If blank walls are required or unavoidable, blank walls shall be treated with one or more of the following: (a) A planting bed at least five feet in width containing trees, shrubs, evergreen ground cover, or vines adjacent to the blank wall; (b) Trellis or other vine supports with evergreen climbing vines; (c) Architectural detailing such as reveals, contrasting materials, or other special detailing that meets the intent of this standard; (d) Artwork, such as bas-relief sculpture, mural, or similar; or (e) Seating area with special paving and seasonal planting. *Staff Comment: Staff provided an evaluation of potential blank walls within the subsection "25. Zoning Development Standards Compliance – Setbacks" and*

	determined there are no blank walls.
3. Building Roof Lines: **Intent:** To ensure that roof forms provide distinctive profiles and interest consistent with an urban project and contribute to the visual continuity of the district. **Guidelines:** Building roof lines shall be varied and include architectural elements to add visual interest to the building.	
Compliant if condition of approval is met	**Standard:** Buildings shall use at least one of the following elements to create varied and interesting roof profiles: (a) Extended parapets; (b) Feature elements projecting above parapets; (c) Projected cornices; (d) Pitched or sloped roofs (e) Buildings containing predominantly residential uses shall have pitched roofs with a minimum slope of one to four (1:4) and shall have dormers or interesting roof forms that break up the massiveness of an uninterrupted sloping roof. *Staff Comment: The applicant proposes a hip roof facing Park Ave N with an approximate 3:12 pitch (Exhibit 9). The roof material consists of a standing seam metal roof although no color has been identified. Because staff is recommending that the front entries of the building be revised to include more architectural prominence and a varied and interesting roof profile would facilitate in compliance with this condition. Based on the proposed elevations (Exhibit 9), the roof profile as viewed from Park Ave. N is long and strait and does not contain any modulation variance or interest. As such, staff recommends as a condition of approval that a varied roof profile is proposed along Park Ave. N.*
4. Building Materials: **Intent:** To ensure high standards of quality and effective maintenance over time; encourage the use of materials that reduce the visual bulk of large buildings; and encourage the use of materials that add visual interest to the neighborhood. **Guidelines:** Building materials are an important and integral part of the architectural design of a building that is attractive and of high quality. Material variation shall be used to create visual appeal and eliminate monotony of facades. This shall occur on all facades in a consistent manner. High quality materials shall be used. If materials like concrete or block walls are used they shall be enhanced to create variation and enhance their visual appeal.	
✓	**Standard:** All sides of buildings visible from a street, pathway, parking area, or open space shall be finished on all sides with the same building materials, detailing, and color scheme, or if different, with materials of the same quality. *Staff Comment: All sides of the building are treated with the same siding materials consisting of a lower strip of cultured stone veneer, upper horizontal "hardiboard" siding, and windows and doors with trim surrounds (Exhibit 9). The submitted elevation identifies variations of material and a similar pattern of stone and horizontal siding materials. The siding proposed is of durable, high quality, materials consistent with more traditional urban development.*
Compliant if condition of approval is	**Standard:** All buildings shall use material variations such as colors, brick or metal banding, patterns or textural changes.

met	*Staff Comment: Staff recommends different conditions of approval related to the front east facing façade including revisions of the building entries, modulation, and use of architectural building materials In previous subsections of FOF 25 "Design Standards." Therefore, staff recommends as a condition of approval that the applicant provide a materials board with material type and colors for siding materials and windows with a color rendering of the building elevations as part of any submittal of revised elevations and plans.*
✓	**Standard:** Materials shall be durable, high quality, and consistent with more traditional urban development, such as brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass and cast-in-place concrete. *Staff Comment: See comments above.*
✓	**Standard:** If concrete is used, walls shall be enhanced by techniques such as texturing, reveals, and/or coloring with a concrete coating or admixture. *Staff Comment: No concrete or concrete block walls are proposed to be visible on the facades (Exhibit 9).*
✓	**Standard:** If concrete block walls are used, they shall be enhanced with integral color, textured blocks and colored mortar, decorative bond pattern and/or shall incorporate other masonry materials. *Staff Comment: See comments above.*
vi. SIGNAGE: **Intent:** To provide a means of identifying and advertising businesses; provide directional assistance; encourage signs that are both clear and of appropriate scale for the project; encourage quality signage that contributes to the character of the Urban Center and the Center Village; and create color and interest. **Guidelines:** Front-lit, ground-mounted monument signs are the preferred type of freestanding sign. Blade type signs, proportional to the building facade on which they are mounted, are encouraged on pedestrian-oriented streets. Alteration of trademarks notwithstanding, corporate signage should not be garish in color nor overly lit, although creative design, strong accent colors, and interesting surface materials and lighting techniques are encouraged.	
Compliance not yet determined	**Standard:** Entry signs shall be limited to the name of the larger development. *Staff Comment: A sign package was not submitted with the application materials. The applicant will be required to submit a sign permit in compliance with the Signage standards outlined in Design District 'D'. A sign permit would need to be reviewed and approved for any signs proposed.*
Compliance not yet determined	**Standard:** Corporate logos and signs shall be sized appropriately for their location. *Staff Comment: See comment above.*
N/A	**Standard:** In mixed use and multi-use buildings, signage shall be coordinated with the overall building design.

	Staff Comment: See comment above.
Compliance not yet determined	**Standard:** Freestanding ground-related monument signs, with the exception of primary entry signs, shall be limited to five feet (5') above finished grade, including support structure. *Staff Comment: See comment above.*
Compliance not yet determined	**Standard:** Freestanding signs shall include decorative landscaping (ground cover and/or shrubs) to provide seasonal interest in the area surrounding the sign. Alternately, signage may incorporate stone, brick, or other decorative materials as approved by the Director. *Staff Comment: See comment above.*
Compliance not yet determined	**Standard:** All of the following are prohibited: a. Pole signs; b. Roof signs; and c. Back-lit signs with letters or graphics on a plastic sheet (can signs or illuminated cabinet signs). Exceptions: Back-lit logo signs less than ten (10) square feet are permitted as area signs with only the individual letters back-lit. *Staff Comment: See comment above.*
G. LIGHTING: **Intent:** To ensure safety and security; provide adequate lighting levels in pedestrian areas such as plazas, pedestrian walkways, parking areas, building entries, and other public places; and increase the visual attractiveness of the area at all times of the day and night. **Guidelines:** Lighting that improves pedestrian safety and also that creates visual interest in the building and site during the evening hours shall be provided.	
Compliant if condition of approval is met	**Standard:** Pedestrian-scale lighting shall be provided at primary and secondary building entrances. Examples include sconces on building facades, awnings with down-lighting and decorative street lighting. *Staff Comment: A lighting plan was not submitted with the application nor were exterior lights shown on the building elevations. Staff recommends a lighting plan be submitted for review. Accent lighting for the front façade as it relates to awnings is mentioned in the application but no further detail has been provided.*
N/A	**Standard:** Corporate logos and signs shall be sized appropriately for their location.
Compliant if condition of approval is met	**Standard:** Accent lighting shall also be provided on building facades (such as sconces) and/or to illuminate other key elements of the site such as gateways, specimen trees, other significant landscaping, water features, and/or artwork. *Staff Comment: See comment above.*
Compliant if condition of approval is	**Standard:** Downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-

met	4-075, Lighting, Exterior On-Site (i.e., signage, governmental flags, temporary holiday or decorative lighting, right-of-way-lighting, etc.). *Staff Comment: See comment above.*

26. Site Plan Review: Pursuant to RMC 4-9-200.B, Site Plan Review is required for development in the CA zoning classification when it is not exempt from Environmental (SEPA) Review or when the building is closer to the right-of-way than the minimum 10-foot building setback. The applicant has chosen to design the building setback less than the minimum and is therefore subject to Site Plan Review. For site plan applications, the Administrator will analyze the plan in detail and evaluate compliance with the specific requirements discussed below. As demonstrated in the table below the proposal meets the intent of the Design Regulations on the basis of individual merit if all conditions of approval are met:

Compliance	Site Plan Criteria and Analysis
Compliant if conditions of approval are met	**a. Comprehensive Plan Compliance and consistency.** *Staff Comment: See previous discussion under FOF 21. "Comprehensive Plan Analysis."*
Compliant if conditions of approval are met	**b. Zoning Compliance and Consistency.** *Staff Comment: See discussion under FOF 22. "Zoning Development Standard Compliance."*
Compliant if conditions of approval are met	**c. Design Regulation Compliance and Consistency.** *Staff Comment: See discussion under FOF 25. "Design District Review."*
N/A	**d. Planned action ordinance and Development agreement Compliance and Consistency.**
Compliant if conditions of approval are met	**e. Off Site Impacts.**
	Structures: Restricting overscale structures and overconcentration of development on a particular portion of the site. *Staff Comment: See FOF 25, "Design District Review - Building Location and Orientation" for more detail. The proposal would not be an overscale structure or overconcentration of development on the subject site as the proposal does not exceed maximum height, lot coverage, and setback requirements of the CA zone.*
	Circulation: Providing desirable transitions and linkages between uses, streets, walkways and adjacent properties. *Staff Comment: See discussion under FOF 25, "Design District Review – Building Entries" for more detail. The proposal has entries connected to interior pathways and the off-site Park Ave N sidewalk that would provide linkages to streets, walkways, adjacent properties, parking areas, and connections to the commercial and residential*

	uses within the neighborhood, if all conditions of approval are complied with.
	Loading and Storage Areas: Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties. *Staff Comment: See discussion under FOF 22, "Zoning Development Standard – Screening, Loading Docks, and Refuse and Recyclables."*
	Views: Recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features. *Staff Comment: There are no large attractive natural features on or near the site for which to maintain visual accessibility.*
	Landscaping: Using landscaping to provide transitions between development and surrounding properties to reduce noise and glare, maintain privacy, and generally enhance the appearance of the project. *Staff Comment: See discussion under FOF 22, "Zoning Development Standard - Landscaping." If all conditions of approval are met the proposed landscaping would enhance the appearance of the project.*
	Lighting: Designing and/or placing exterior lighting and glazing in order to avoid excessive brightness or glare to adjacent properties and streets. *Staff Comment: A lighting plan was not provided with the application; therefore staff recommended as a condition of approval that a lighting plan be provided at the time of building permit review (See Lighting discussion under FOF 25, "Design Review – Lighting").*
	f. On Site Impacts.
✓	**Structure Placement**: Provisions for privacy and noise reduction by building placement, spacing and orientation. *Staff Comment: It is anticipated that most of the noise impacts would occur during the construction phase of the project. The applicant has submitted a Construction Mitigation Plan (Exhibit 15) that provides measures to reduce construction impacts such as noise, control of dust, traffic controls, etc. In addition, the project would be required to comply with the City's noise ordinance regarding construction hours. See FOF 25, "Design District Review - Building Location and Orientation" for additional staff analysis related to privacy, placement and orientation.*
	Structure Scale: Consideration of the scale of proposed structures in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs. *Staff Comment: The proposed one-story mixed use building would be located on approximately 44 percent of the site. The applicant proposes setbacks from the north, south, and westerly property boundaries that are anticipated to provide for access of sunlight, winds, vehicle and pedestrian movement through the site. Architectural treatments such as the amount of glazing on the building provide for transparency between the exterior and interior of the building and natural light to reach into interior spaces. The structure scale is not significant as a single-story building pushed up*

	against the Park Ave N right-of-way and is broken down through design elements such as glazing features, horizontal siding, and building modulation.
	Natural Features: Protection of the natural landscape by retaining existing vegetation and soils, using topography to reduce undue cutting and filling, and limiting impervious surfaces. *Staff Comment: The applicant proposes removal of the existing three fruit trees on the site. The existing generally flat topography of the site is not proposed to significantly change. The site is proposed to have an approximate 1 percent slope from the northwest corner towards the center of the site and an approximate 2 percent slope along the southerly boundary to direct stormwater towards the center of the site for collection (Exhibit 17). Limited site grading is proposed to accommodate the proposed development. New landscaping is proposed in the area between the front building façade and sidewalk area (Exhibit 6). Staff has recommended street trees be planted in the proposed right-of-way area between the back of the Park Ave N sidewalk and east façade in previous report sections.*
	Landscaping: Use of landscaping to soften the appearance of parking areas, to provide shade and privacy where needed, to define and enhance open spaces, and generally to enhance the appearance of the project. Landscaping also includes the design and protection of planting areas so that they are less susceptible to damage from vehicles or pedestrian movements. *Staff Comment: See FOF 22, "Zoning Development Standard: Landscaping."*
Compliant if conditions of approval are met	**g. Access**
	Location and Consolidation: Providing access points on side streets or frontage streets rather than directly onto arterial streets and consolidation of ingress and egress points on the site and, when feasible, with adjacent properties. *Staff Comment: See FOF 22, "Zoning Development Standard: Driveways" and FOF 24, "Driveway Modification Analysis" for more detail. The site currently has one curb cut from Park Ave N at the east and access through the alley at the west. Park Ave N is a Principal Arterial. The existing curb cut on Park Ave N would be restricted to a right-in turn only from the southbound travel lanes of Park Ave N. By restricting the curb cut to ingress only and not egress, it is anticipated that there would be a reduction in the amount of pedestrian and vehicle cross-over in the sidewalk corridor. The alley at the west of the site provides access to the site, and to commercial uses to the north and south, and access to many single family homes west of the site.*
	Internal Circulation: Promoting safety and efficiency of the internal circulation system, including the location, design and dimensions of vehicular and pedestrian access points, drives, parking, turnarounds, walkways, bikeways, and emergency access ways. *Staff Comment: See discussion under FOF 25, "Design District Review – Building Entries" for more detail. The proposal has entries connected to interior pathways and the off-site Park Ave N sidewalk that would provide linkages to streets, walkways, adjacent properties, parking areas, and connections to the commercial and residential uses within the neighborhood, if all conditions of approval are met.*
	Loading and Delivery: Separating loading and delivery areas from parking and pedestrian areas.

	Staff Comment: See discussion under FOF 22, "Zoning Development Standards – Loading Docks and Refuse and Recyclables." It is not anticipated that loading and delivery areas are required of the proposed uses.
	Transit and Bicycles: Providing transit, carpools and bicycle facilities and access. *Staff Comment: Alternative transportation options are available with public transit stops nearby. Bicycle parking facilities are not required for the subject project size although staff recommends that the applicant consider a bicycle parking rack for short-term bicycle parking along the front façade and sidewalk area. Transit routes are located near the subject site for both King County Metro and Sound Transit busses. In front of the auto repair businesses to the north, along Park Ave, is a bus stop. The stop provides connection for Metro 240 and South Transit bus lines 560 and 566. The bus lines provide connection at the Renton Transit Center to other local and regional transit routes. On the opposite side of Park Ave N, at the intersection with N 6th St, are stops for routes heading north on Park, including bus lines for Metro 240 and 342 and Sound Transit Routes 560 and 566.*
	Pedestrians: Providing safe and attractive pedestrian connections between parking areas, buildings, public sidewalks and adjacent properties. *Staff Comment: See discussion under FOF 25, "Design District Review – Building Entries."* *If all conditions of approval are met, pedestrians are provided safe and attractive features at the front and rear of the building. Along the front, there would be a new landscape strip between the building façade and sidewalk area. At the back of the building are sidewalks that connect parking stalls with the rear entries. The existing sidewalk along Park Ave N would continue to provide connections from the site to next door sites and to the rest of the neighborhood and commercial uses and activities to the north and south of the site.*
✓	**h. Open Space:** Incorporating open spaces to serve as distinctive project focal points and to provide adequate areas for passive and active recreation by the occupants/users of the site. *Staff Comment: See FOF 25, "Design District Compliance - Recreation Areas and Common Open Space." Recreation Areas and Common Open Space is not required for the proposal. The applicant provides an approximate 10-foot wide landscaped area along the street facing east façade (Exhibit 5). The front entries of the two dental office spaces and the public sidewalk on Park Ave N integrate with the front landscape area and the area is anticipated to provide a distinctive project focal point. With the widened enter pathways and associated required site amenities, the building eateries would also become a focal point and a space to provide passive recreation.*
✓	**i. Views and Public Access:** *When possible, providing view corridors to shorelines and Mt. Rainier, and incorporating public access to shorelines* *Staff Comment: The proposed structure would not block view corridors to shorelines or Mt. Rainier. The public access requirement is not applicable as the site is not adjacent to a shoreline.*
✓	**j. Natural Systems**: Arranging project elements to protect existing natural systems where applicable. *Staff Comment: There are no natural systems on the site.*

	k. Services and Infrastructure: Making available public services and facilities to accommodate the proposed use:
	Police and Fire. *Staff Comment: Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development; if the applicant provides Code required improvements and fees. The preliminary fire flow requirement per the Fire Marshal's office is 2,000 gpm. All new construction must have fire hydrants capable of delivering a minimum of 1,000 gpm each. One primary hydrant is required within 150 feet from the building and one additional hydrant will be required within 300 feet of the building. There are fire hydrants in the vicinity that may be counted towards the fire protection of the project but location is subject to Fire Department approval. Existing hydrant(s) counted as fire protection will be required to be retrofitted with storz fittings if not already installed.* *A Fire Impact Fee for 2015, based on $0.75 per square foot of dental office space would be applicable to the proposal (Exhibit 19). Fees may change year to year and the 2016 feet is based on $0.87 per square foot.*
	Schools. No residential units are proposed. A School Fee would not be required.
	Parks. No residential units are proposed. A Park Impact Fee would not be required.
✓	**Water and Sewer.** *Staff Comment: The site is served by the City of Renton for water and sewer utilities. It has been determined that the preliminary fire flow demand for the proposed development is 2,000 gpm. The existing home on the north lot of the two parcels is currently connected to the City of Renton sewer service and is connected to a ¾ inch meter. Water system development fees would be applicable if the water meter size increases beyond 1-inch (Exhibit 19). Sewer system development fees would be applicable if the sewer meter size increases beyond 1-inch. Fees may change year to year.*
	Drainage. *Staff Comment: A drainage report dated September 21, 2015 was submitted by WR & Associates (Exhibit 17). The site falls within the Peak Rate Flow Control Duration Standard for Existing Conditions. The site is located within the Lower Cedar River Basin. The redevelopment is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and The City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and special requirements have been discussed in the submitted drainage report. As described in the Advisory Notes, the runoff from the existing site includes two single family homes where no stormwater conveyance system exists (Exhibit 19). According to the report, and upon development, all stormwater runoff from the site will drain to a catch basin in Park Ave N, flow through a series of catch basins and a 24 inch storm drainage system, where it will discharge into the Cedar River.* *The 2015 surface water system development fee of $0.540 per square foot of new impervious surface will apply and fee of $0.594 in 2016. The fee is payable prior to issuance of the utility construction permit (Exhibit 19). Fees may change year to year.*
	Transportation. *Staff Comment: Access to the site is proposed through two proposed connections. One*

	is an ingress only driveway from Park Ave N and the other is through an alley at the west. Increased traffic created by the development would be mitigated by payment of transportation impact fees. Currently this fee is assessed at $20,209.52 for 2015 (Exhibit 19). This fee increases each year and the applicable fee is paid at the time of building permit issuance.
N/A	**I. Phasing:** The applicant is not requesting any additional phasing.

I. CONCLUSIONS:

1. The proposal complies with the Site Plan Review Criteria for approval of reduced front yard along-a-street setback, see FOP 22.

2. The proposal complies with the Street Modification standards along Park Ave N to leave the existing improvements, see FOP 23.

3. The proposal complies with the number of Driveway Curb Cuts Modification to have two driveways along the three commonly owned parcels, see FOF 24.

4. The subject site is located in the Commercial Mixed Use (CMU) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 21.

5. The subject site is located in the Commercial Arterial (CA) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 22.

6. The proposed project complies with the Design District Standards provided the applicant complies with City Code and conditions of approval, see FOF 25.

7. The subject site is located in the City of Renton designated seismic hazard Critical Area and complies with the Critical Areas Regulations, see FOF 21.

8. Staff does not anticipate any adverse impacts on surrounding properties and uses as long as the conditions of approval are complied with, see FOF 26.

9. The proposed use is anticipated to be compatible with existing and future surrounding uses as permitted in the CA zoning classification, see FOF 26.

10. The scale, height, and bulk of the proposed building is appropriate for the site, see FOF 26.

11. Safe and efficient access and circulation has been provided for all users, see FOF 26.

12. There are adequate public services and facilities to accommodate the proposed use, see FOF 26.

13. The proposed location would not result in the detrimental overconcentration of a particular use within the City or within the immediate area of the proposed use. The proposed location is suited for the proposed use, see FOF 26.

14. The use would not result in a substantial or undue adverse effect on adjacent properties. The construction of a new structure would result in an overall improvement of the visual environment, see FOF 26.

15. Adequate parking for the proposed use is provided if all conditions of approval are complied with, see FOF 22.

16. The proposed site plan ensures safe movement for vehicles and pedestrians and has mitigated potential effects on the surrounding area if all conditions of approval are complied with, see FOF 26.

17. The proposed development would not generate any long term harmful or unhealthy conditions. Potential noise, light, and glare impacts from the proposed use have been evaluated and mitigated if all conditions of approval are complied with.

18. Landscaping is provided in all areas not occupied by the building or paving if all conditions of approval are complied with, see FOF 22.

J. DECISION:

The My Dental Office Building, File No. LUA15-000729, as depicted in Exhibit 5, is approved and is subject to the following conditions:

1. The applicant shall record a formal Lot Combination in order to ensure the proposed building is not built across property lines. The instrument shall be recorded prior to building permit approval.

2. The applicant shall submit a new site plan and elevation plan that identifies the roof overhang along the Park Ave N façade that does not protrude into the right-of-way area to the Current Planning Project Manager for review and approval prior to building permit approval.

3. The applicant shall submit a detailed landscape plan as outlined in RMC 4-8-120D.12 to be submitted to the Current Planning Project Manager for review and approval prior to building permit approval. The detailed landscape plan shall include but is not limited to the following: two or three trees to be planted in the public right-of-way along the east building façade; multiple trees to be planted in the southeast corner of the site between the sidewalk and on-site parallel parking; refuse and recycling screening; and the required irrigation system.

4. The applicant shall revise the surface parking area layout of the site plan and submit it to the Current Planning Project Manager for review and approval prior to building permit approval. The parking layout shall include the following: a reduction in length of the parallel parking area on the south side of the site to include a minimum 10-foot perimeter landscaped buffer between the Park Ave N right-of-way and surface parking, and a reduction in the number of vehicle stalls to a maximum of 12 stalls. More than 12 stalls may be considered if the applicant provides sufficient justification.

5. The applicant shall provide details of surface and/or root-fop mounted equipment with the building permit application, for review and approval by the Current Planning Project Manager prior to building permit issuance.

6. The applicant shall either revise the number of compact stalls proposed to meet the 30% maximum allowed, or provide a parking site plan with analysis of parking stalls that meets the number of compact stalls allowed with relationship to employee parking prior to building permit issuance. If a Modification from the compact stalls allowance is requested, the applicant shall apply for and receive approval of the modification to the compact stall standards prior to building permit issuance. Any revised

documents or analysis shall be submitted to the Current Planning Project Manager prior to building permit approval.

7. The applicant shall submit a conceptual sign package which indicates the approximate location of all exterior building signage. Proposed signage shall be compatible with the building's architecture and exterior finishes. The conceptual sign package shall be submitted to the Current Planning Project Manager for review and approval as a part of the sign permit application.

8. The applicant shall follow the recommendations of the Geotechnical Report, prepared by Merit Engineering Inc, dated July 10, 2014.

9. The applicant shall submit a revised site plan to the Current Planning Project Manager for review and approval prior to building permit issuance, that provides specific information of refuse and recyclables service area and a detail of the required service area enclosure, along with information identifying how the refuse and recycling pick up will be accomplished.

10. The applicant shall submit a lighting plan which complies with the Design District standards. The plan shall indicate the location of exterior/ornamental lighting to be attached to the building, and any surface parking lighting, including specifications of the light fixtures. The lighting plan shall be submitted to the Current Planning Project Manager for review and approval prior to building permit approval.

11. The applicant shall submit details of the signage and markings for the one-way/ingress only driveway with a site plan identifying the locations of the proposed signage and markings. The plan and details shall be submitted to the Current Planning Project Manager for review and approval prior to building permit approval.

12. The applicant shall submit a revised color elevation of the front east facing building façade that creates more prominent and identifiable street facing entries that comply with the Design District standard that includes the types and colors of materials to be used. The revised elevation shall include a revision of the awning along the façade. The revised elevation shall be submitted to the Current Planning Project Manager for review and approval prior to building permit approval.

13. The applicant shall provide a pathway that connects the parallel parking stalls to the interior pathways at the rear of the building. The pathway shall be constructed with a differentiated material or texture from abutting paving materials. The proposed material and revised plans shall be submitted to the Current Planning Project Manager for review and approval prior to building permit approval.

14. The pathways that provide access to the main entrances of the building from the public sidewalk shall be widened to a minimum of 8 feet in width. An update site plan shall be provided showing compliance with the increased pathway width, which shall be reviewed and approved by the Current Planning Project Manager prior to building permit issuance.

15. The applicant shall provide amenities along the east façade such as seating, public art, etc and the details of the site amenities shall be submitted to the Current Planning Project Manager for review and approval prior to building permit approval or construction permit approval whichever comes first. Any revised site plan shall identify the location and details of the site element.

16. The applicant shall revise the north façade to include the required modulation and shall submit any revised plans identifying the change to the Current Planning Project Manager for review and approval prior to building permit approval.

17. A varied roof profile shall be provided along Park Ave. N. The east elevation changes shall be identified in the building permit application and shall be reviewed and approved by the Current Planning Project Manager prior to building permit issuance.

18. The applicant shall provide a materials board with material type and colors for siding materials and window types along with a color rendering of the east facing building elevation to the Current Planning Project Manager for review and approval prior to building permit issuance.

DATE OF DECISION ON LAND USE ACTION:
SIGNATURE:

Jenny Lots Weg 12/3/15

Jennifer Henning, Planning Director **Date**
Department of Community & Economic Development

TRANSMITTED this 3rd day of December, 2015 to the Owner/Applicant/Contact:

Owner:
Dr Yu Mao DDS & Park Ave LLC
507 Williams Ave S
Renton, WA 98057

Applicant/Contact:
Don Snair, D+B Group
5100 SE Harney Drive #13
Portland, OR 97206

TRANSMITTED this 3rd day of December, 2015 to the Party of Record:

Leah Thomason

TRANSMITTED this 3rd day of December, 2015 to the following:

Jennifer Henning, Planning Director
Brianne Bannwarth, Development Engineering Manager
Jan Conklin, Development Services
Vanessa Dolbee, Current Planning Manager
Fire Marshal

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on December 17, 2015. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

EXPIRATION: The administrative site plan review decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will

be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

EXHIBIT 2

MY DENTAL OFFICE BUILDING

Project Narrative

RECEIVED
OCT 05 2015
CITY OF RENTON
PLANNING DIVISION

Project Name: My Dental office building
Size: 3414 SF building on 9267 SF of property
Location: 521-525 Park Avenue
Renton, Washington 98057

Land Use Permits: None

Zoning:
Object Property: CA
Property North: C A
Property South: C A
Property East: VC-NI
Property West: R-8

Current Use: Residential

Existing improvement: House and storage buildings
Special site features: Level Lots
Soil Type and Drainage: Based on soil report done by Merit engineering dated 7/10/14 the soil is suitable for building on. From the surface down the soil consist of top soil, sandy gravel, gravelly sand, clayey sand

Regarding Site Drainage no surface is water is evident and the water table is a constant 8'deep year around. A copy of this report is included with this Application for review.

Proposed Use: The proposal is to combine two parcels 7224000855 and 7224000850 into one parcel, remove the existing buildings and construct to single story, 3414 square foot wood frame building with parking. The new building is to be divided into two suites, to be used as dental practice businesses.

Plots: Existing plot consist of 2 Parcels, Tax Lot # 7224000850 and 722400085, they are to be combined into one Lot number and the total square feet of the proposed lot after property dedication is to be 9,267 SF. based on KC #s not lot combo

Access: The Proposed property is positioned on the west side of Park Avenue North and will require altering the existing curb cut to the property to allow southbound traffic to the parking area at the rear of the property via a 12 ' driveway along the south side of the new structure. Exiting the property will be only by the existing 12' alley. All north bound traffic will access the property by the south bound lanes of Park Avenue and use of the alley ways at the rear of the property.

Included in this application is a modification to allow a second curb cut on Park Avenue as there is already one curb cut at the end of the adjacent property which is owned by the same owner of the property.

Offsite improvement: will be minimal providing the modification to eliminate the 8′ planter area adjacent to Park Avenue is granted. This would reduce offsite construction to the reconstruction of the south curb cut to 10′wide and possibly a new 1″ water main. There will still be the need to connect to the sewer and drainage systems in the ally and the rear of the property.

Estimated construction cost: is $700,000.00, $800,000.00 and the total value of the project is expected to cost $1,000,000 approximately.

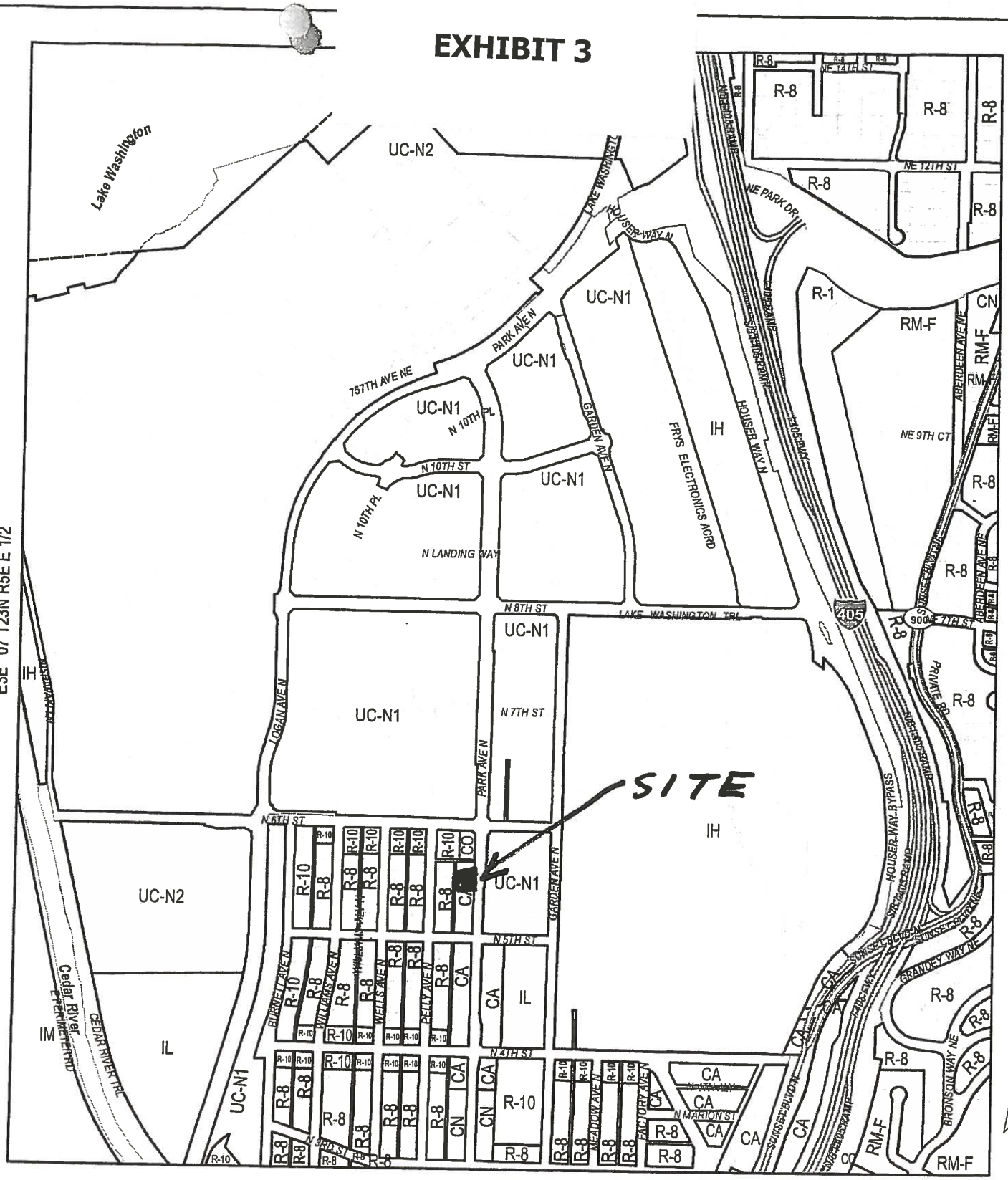
Proposed material use: is wood frame construction with metal roof. Cementitious composite siding with cultured stone veneer wainscot. Property is slightly high that the street and sidewalk so any top soil and dirt removed will be replaced with gravel for parking and slab base, black top and concrete. The total approximate material to be removed off the property and brought back in is 200 cubic yards.

Tree Removal: consists of 2-8″ plum trees and 1- 8″ apple tree.

Land dedication: to the city will be 9-1/2 ′of frontage west of the Existing 8′, sidewalk along Park Avenue and 2′of property along the existing alley at the rear.

Project will involve a small construction trailers parked on site for the duration of the project.

EXHIBIT 3



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

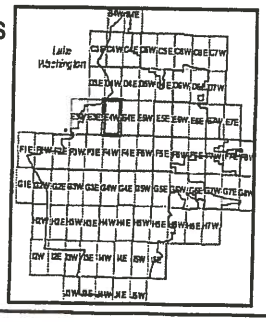
This document is a graphic representation, not guaranteed to survey accuracy, and is based on the best information available as of the date shown. This map is intended for City display purposes only.

Community & Economic Development

C. E. "Chip" Vincent, Administrator

Adriana Abramovich, GIS Analyst

City of Renton



F4W17 T23N R5E W 1/2

0 420 840 Feet

1:9,350

E4W

08 T23N R5E W 1/2

City Limits
- RENTON
- Potential Annexation Area

Zoning Designation
- (CA) Commercial Arterial
- (CD) Center Downtown
- (CN) Commercial Neighborhood
- (CO) Commercial Office
- (COR) Commercial/Office/Residential
- (CV) Center Village
- (IH) Industrial Heavy
- (IL) Industrial Light
- (IM) Industrial Medium
- (R-1) Residential 1du/ac
- (R-10) Residential 10du/ac
- (R-14) Residential 14du/ac
- (R-4) Residential 4du/ac
- (R-8) Residential 8du/ac
- (RC) Resource Conservation
- (RM-F) Residential Multi-Family
- (RM-T) Resi. Multi-Family Traditional
- (RM-U) Resi. Multi-Family Urban Center
- (RMH) Residential Manufactured Homes
- (UC-N1) Urban Center North 1
- (UC-N2) Urban Center North 2

EXHIBIT 4

City File Number _____

APPLICATION FOR LOT COMBINATION
City of Renton Department of Community and Economic Development

NATURE OF REQUEST:

COMBINE TWO EXISTING TAX LOTS INTO ONE FOR THE PURPOSE OF ERECTING A NEW BUILDING.

Taxpayer/Owner ~~09 LLC~~ PARK 09 LLC Phone: (425) 351-0015
Address 1221 N. 26TH
City/State RENTON, WA 98056

Applicant D AND B GROUP Phone: (503) 232-1974
Address 5100 SE HARNEY DR
City/State PORTLAND, OR 97206

Agent SAME AS ABOVE Phone: (___) _____
Address
City/State

Parcel Data: 521 PARK AVE. N, RENTON, WA 98055 7224000850

Site Address: 525 PARK AVE. N., RENTON, WA 98055 Parcel #: 7224000855

Location: Quarter Section SW Section 8 Township 23N Range 5E

Related Parcels: 7224000860

Existing Zoning: CA Shoreline Environment: N/A

Legal Description:

PARCEL # 7224000850, 521 PARK AVE. N:
~~LOT 6 IN BLOCK 10 OF RENTON FARM PLAT, AS PER PLAT RECORDED IN VOLUME~~ 10 OF PLATS, PAGE 97, RECORDS OF KING COUNTY AUDITOR: SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON.

PARCEL # 7224000855, 525 PARK AVE. N:
LOT 7 AND THE SOUTH 35 FEET OF LOT 8, BLOCK 10, RENTON FARM PLAT, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 97, RECORDS OF KING COUNTY AUDITOR: SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON.

All dimensions must be shown, total square footage must be shown on revised lot drawing. Please list parcel numbers for the original lots.

Return Address:
City Clerk's Office
City of Renton
1055 South Grady Way
Renton, WA 98057

Title: DECLARATION of LOT COMBINATION	**Property Tax Parcel Number(s):** 7224000850 & 7224000855
Project File #: **LUA___-____-LC**	Address or Intersection:

Section 8 Township 23 North Range 5 East, W.M., City of Renton, King County, Washington

Grantor(s):
1.

Grantee(s):
1. City of Renton, a Municipal Corporation

I (We),_____ hereby certify that I am (we are) the owner(s) of the property described in Exhibit 'A' on page 1, said property being in common ownership, do hereby petition the City of Renton to allow the separate parcels to be combined into single legal lot(s) of record as described in Exhibit 'B' on page 2, as specifically allowed by the Revised Code of Washington, Section 58.17.040 (6). The Map Exhibit on page 3 depicts the original and the hereby revised parcels.

NOW THEREFORE, in consideration of the mutual benefits to accrue herefrom and by signing hereon, the parties do for themselves, their heirs and assigns, revise the boundary lines of the parcels described in the aforementioned Exhibit 'A' and establish and recognize the parcel legal description(s) in the aforementioned Exhibit 'B' as the new parcel legal description(s).

IN WITNESS WHEREOF, said Grantor has caused this instrument to be executed this _____day of _____20____

_____ _____
DATE

_____ _____
DATE

City of Renton Approval:
The petition of the property owner(s) to combine the separate properties described in the aforementioned Exhibit 'A' into legal lots of record as described in aforementioned Exhibit 'B'. This lot combination is binding upon recordation and the resulting parcel(s) may only be divided through the City of Renton's formal subdivision process.

_____ _____
Planning Director Date
City of Renton Department of Community and Economic Development

Notary Seal must be within box

INDIVIDUAL FORM OF ACKNOWLEDGMENT

STATE OF WASHINGTON) SS

COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____

_____ signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument

Notary Public in and for the State of Washington

Notary (Print)_____

My appointment expires:_____

Dated:

N _____

tary Seal must be within box

REPRESENTATIVE FORM OF ACKNOWLEDGMENT

STATE OF WASHINGTON) SS

COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____

_____ signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledged it as the _____ and _____ of _____ to be the free and voluntary act of such party/parties for the uses and purposes mentioned in the instrument.

Notary Public in and for the State of Washington

Notary (Print)_____

My appointment expires:_____

Dated:

N _____

tary Seal must be within box

CORPORATE FORM OF ACKNOWLEDGMENT

STATE OF WASHINGTON) SS

COUNTY OF KING)

On this _____ day of _____, 20____, before me personally appeared

_____to me known to be _____of the corporation that executed the within instrument, and acknowledge the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and each on oath stated that he/she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Notary Public in and for the State of Washington

Notary (Print)_____

My appointment expires:_____

Dated:

EXHIBIT 'A'

Original Legal Description

PARCEL A: PARCEL # 7224000850, 521 PARK AVE. N

LOT 6 IN BLOCK 10 OF RENTON FARM PLAT, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 97, RECORDS OF KING COUNTY AUDITOR: SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON

AND

PARCEL B: PARCEL # 7224000855, 525 PARK AVE. N

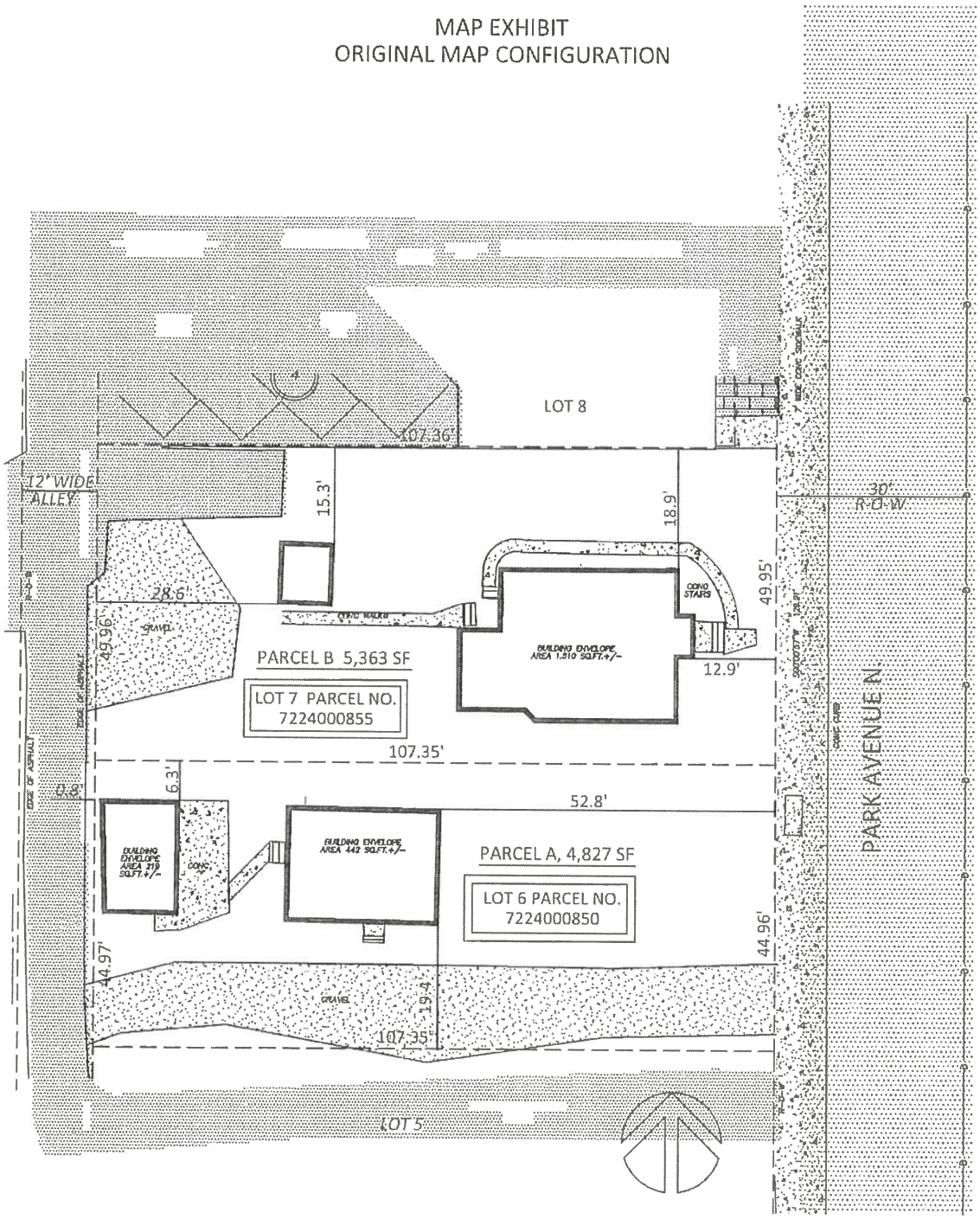
LOT 7 AND THE SOUTH 35 FEET OF LOT 8, IN BLOCK 10, RENTON FARM PLAT, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 97, RECORDS OF KING COUNTY AUDITOR: SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT 'B'

Revised Legal Description

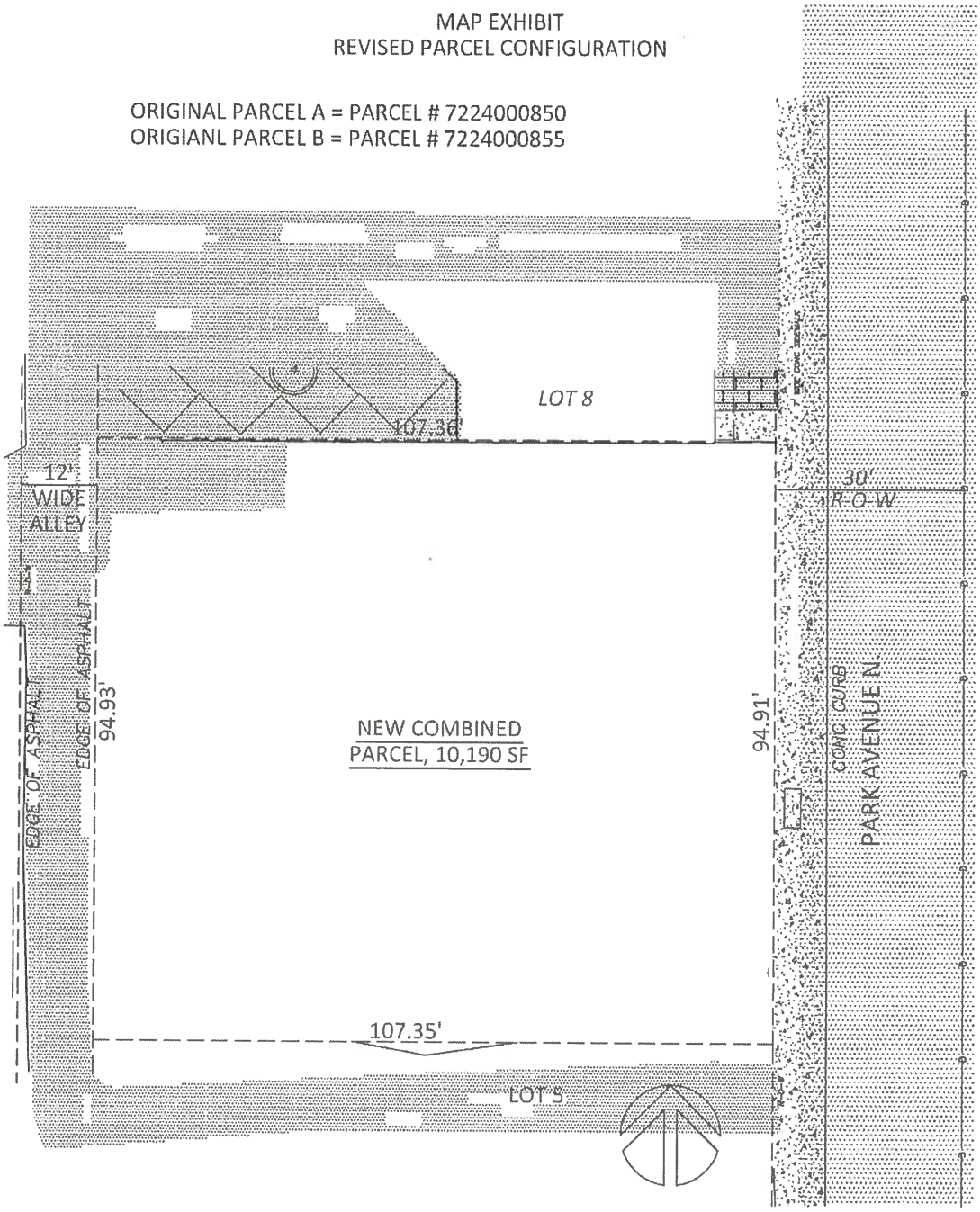
LOT 6 AND LOT 7 AND THE SOUTH 35 FEET OF LOT 8, ALL IN BLOCK 10, RENTON FARM PLAT, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 97, RECORDS OF KING COUNTY AUDITOR: SITUATE IN THE CITY OF RENTON, COUNTY OF KING, STATE OF WASHINGTON.

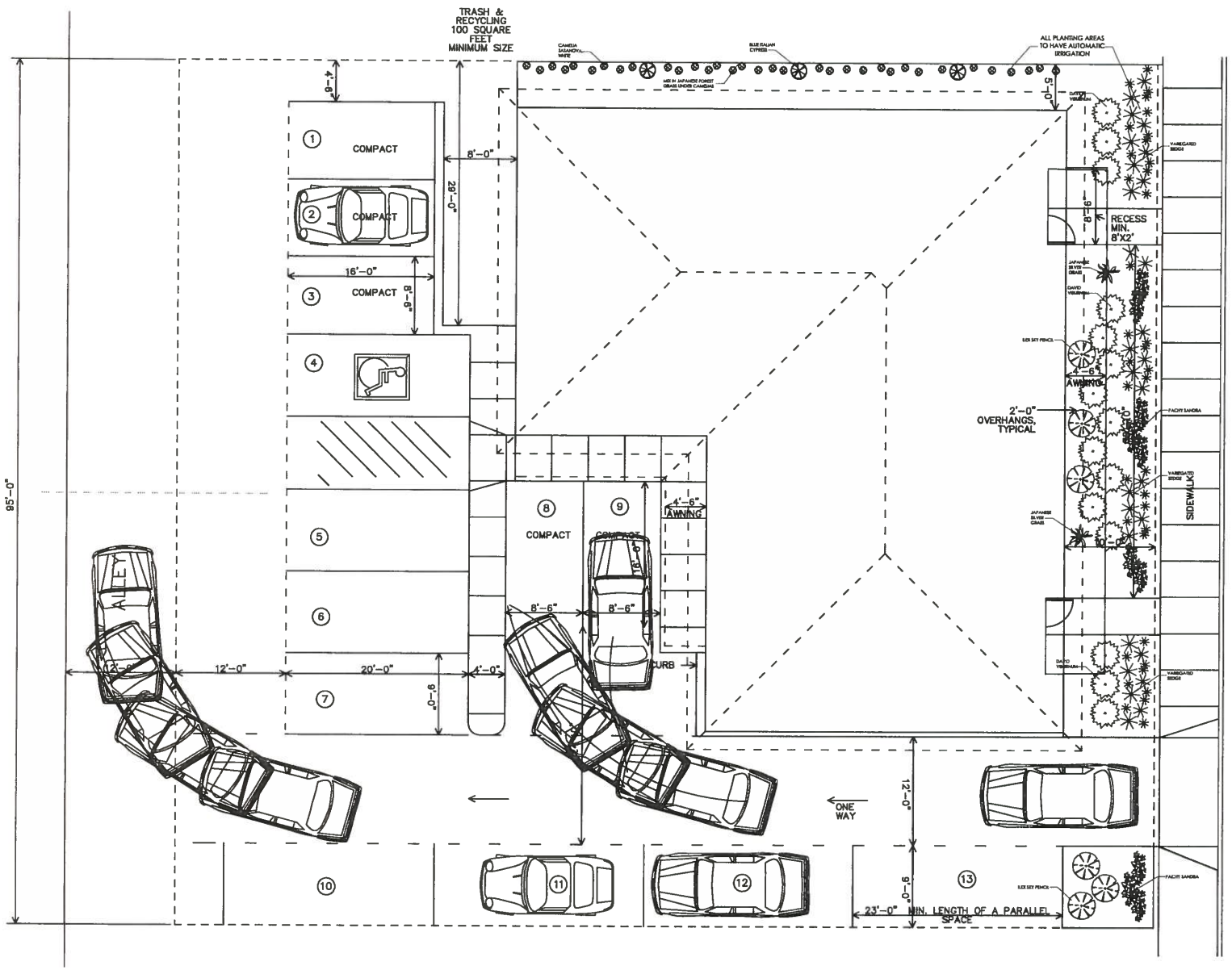
MAP EXHIBIT
ORIGINAL MAP CONFIGURATION



MAP EXHIBIT
REVISED PARCEL CONFIGURATION

ORIGINAL PARCEL A = PARCEL # 7224000850
ORIGIANL PARCEL B = PARCEL # 7224000855





D+B GROUP

5100 SE HARNEY DR
PORTLAND, OR 97206
T. 503-232-1974
WWW.DANDBGROUP.COM

No.	Issue	Date
1	PERMIT DRAWINGS	10-02-15

EXHIBIT 5

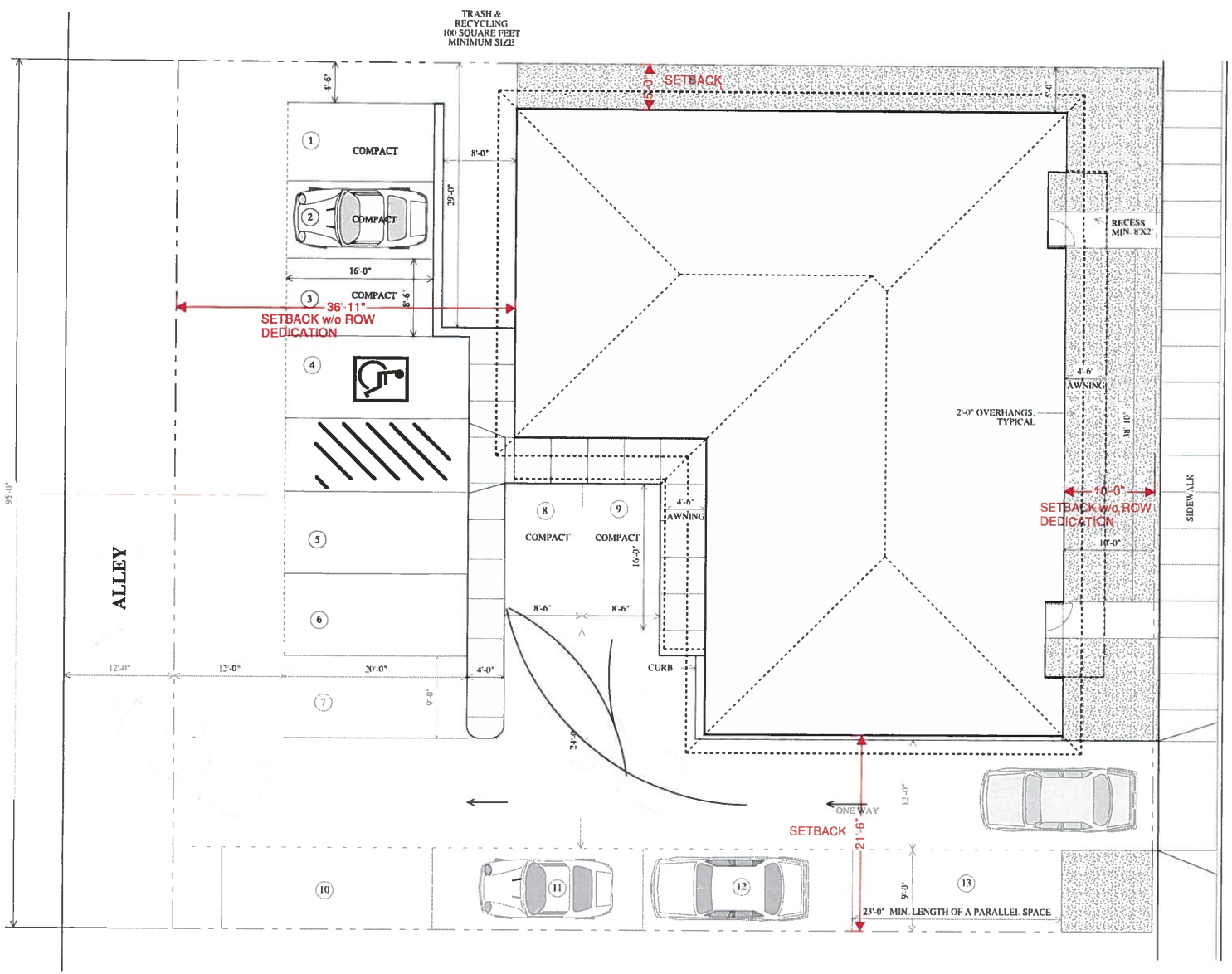
MY DENTAL

521 PARK AVE N
RENTON, WA 98057

Title: SITE PLAN

Scale: 3/16"=1'-0"

Sheet Number: A1.0



SITE PLAN 3,414 SF TOTAL

1/8" = 1'-0"

FOR SLOPE OF ALL WALKWAYS, EXCLUDING RAMPS, ALL WALKWAYS SHALL NOT EXCEED A 5% SLOPE IN THE DIRECTION OF TRAVEL & A 2% SLOPE IN THE CROSS DIRECTION.

4

ARCHITECT BOB SCHATZ

SETBACK MEASUREMENTS BY STAFF 11/5/15 USING BLUEBEAM (w/o ROW Dedicated)

5100 SE HARNEY DR
PORTLAND, OR 97206
T: 503.232.1974
WWW.DANDBGROUP.COM

No.	Issue	Date
1	DRAWINGS FOR PROPOSAL	08.31.15
2	PRELIMINARY CONSTRUCTION SET	09.17.15

CLIENT APPROVAL

I have reviewed these plans & have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost & scheduling.

☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED

Signature: Date:

All drawings & written material herein, as instruments of service, shall remain the property of D+B Group, and shall not be reproduced or copied, in whole or in part, without the expressed written consent of D+B Group, and may not be used or reused for any other project. Information included herein shall not be disclosed by otherwise of D+B Group and/or its clients & shall not be disclosed to others. Those who use these documents do so in confidence

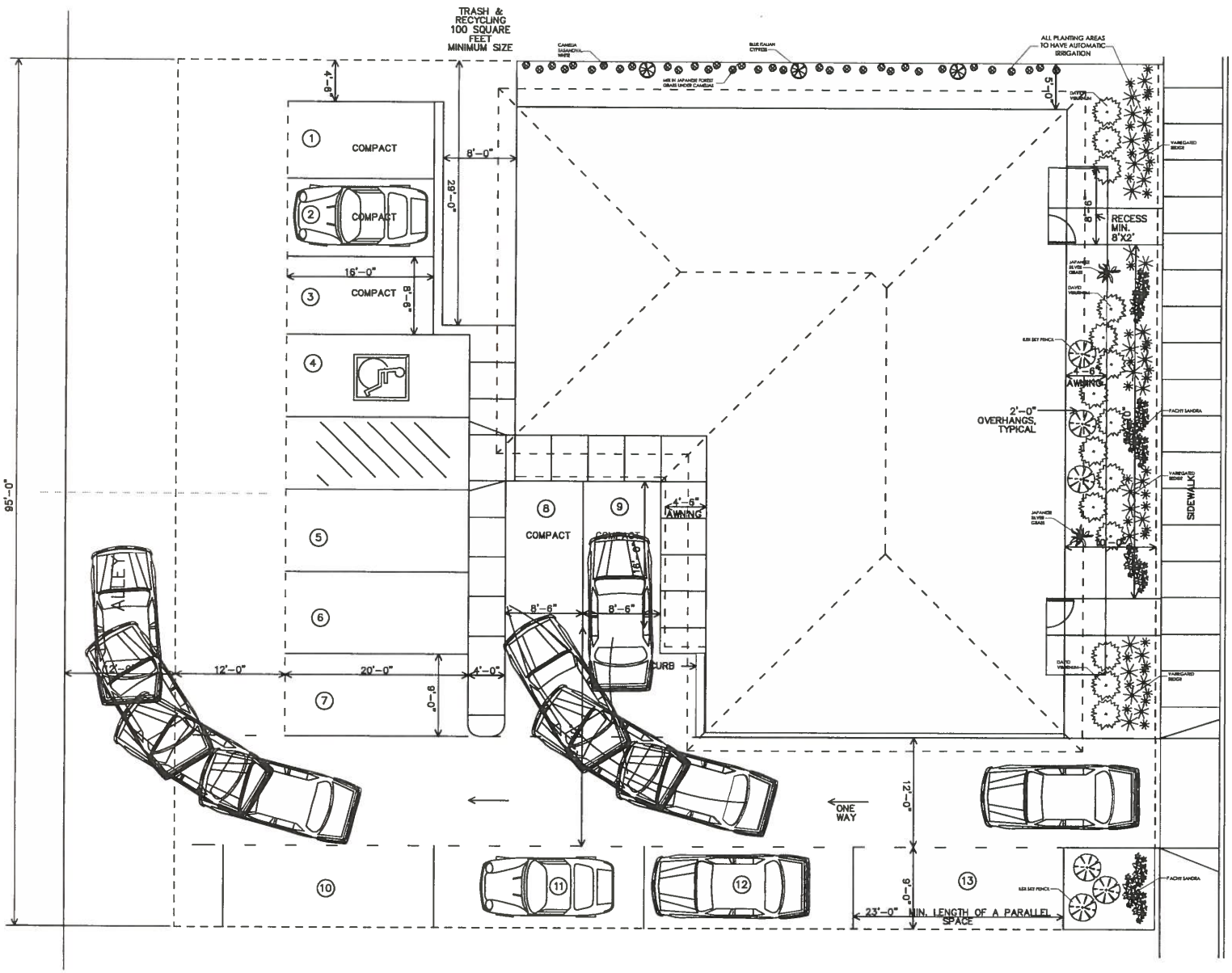
PRELIMINARY
NOT FOR CONSTRUCTION

MY DENTAL

521 PARK AVE N
RENTON, WA 98057

Title:
COVER SHEET
SITE PLAN

Sheet Number:
A1.0



D+B GROUP
5100 SE HARNEY DR
PORTLAND, OR 97206
T. 503-232-1974
WWW.DANDBGROUP.COM

No.	Issue	Date
1	PERMIT DRAWINGS	10-02-15

EXHIBIT 6

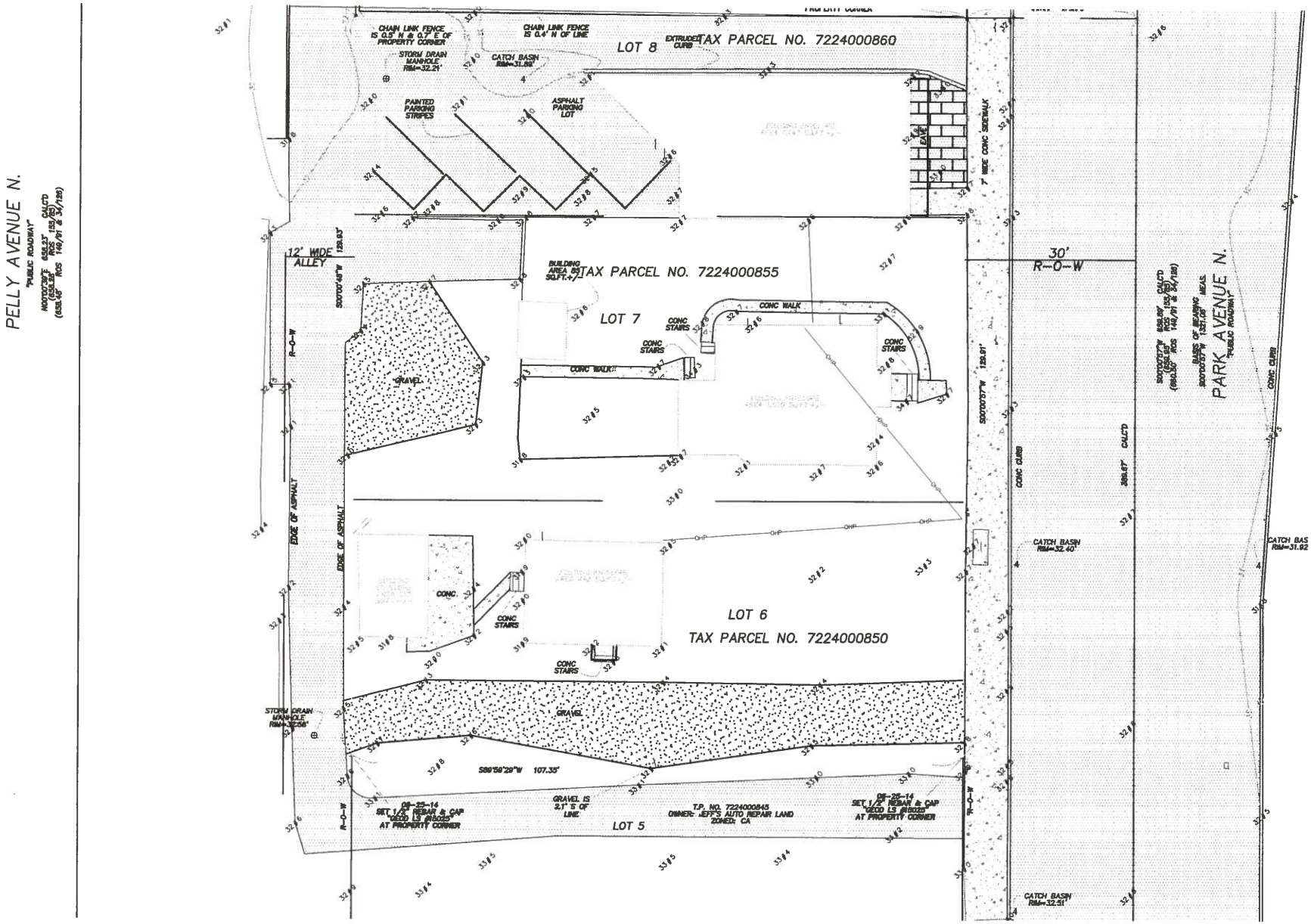
MY DENTAL

521 PARK AVE N
RENTON, WA 98057

Title: SITE PLAN

Scale: 3/16"=1'-0"

Sheet Number: A1.0



D+B GROUP

5100 SE HARNEY DR
PORTLAND, OR 97206
T. 503-232-1974
WWW.DANDBGROUP.COM

EXHIBIT 7

MY DENTAL

521 PARK AVE N
RENTON, WA 98057

Title: TOPOGRAPHY PLAN

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

Sheet Number: A.0.2

WALL LEGEND

- 2 X 4 STUD WALL — 2X4 STUDS @ 16" O.C. @ ALL INTERIOR WALLS WITH 5/8" GYPSUMBOARD ON BOTH SIDES EXCEPT WALLS WITH PLUMBING
- 2 X 6 STUD WALL — 2X6 STUDS @ 16" O.C. WITH 5/8" GYPSUMBOARD ON THE INSIDE @ ALL EXTERIOR WALLS AND PLUMBING WALLS
- SHEAR WALL / HOLD DOWN — SEE SCHEDULE ON PAGE A1.1
- 1 HOUR FIRE RATED WALL SEE A/A1.1 FOR WALL ASSEMBLY
- 1 HOUR FIRE RATED WALL & SHEARWALL, SEE A1.1

PLAN NOTES

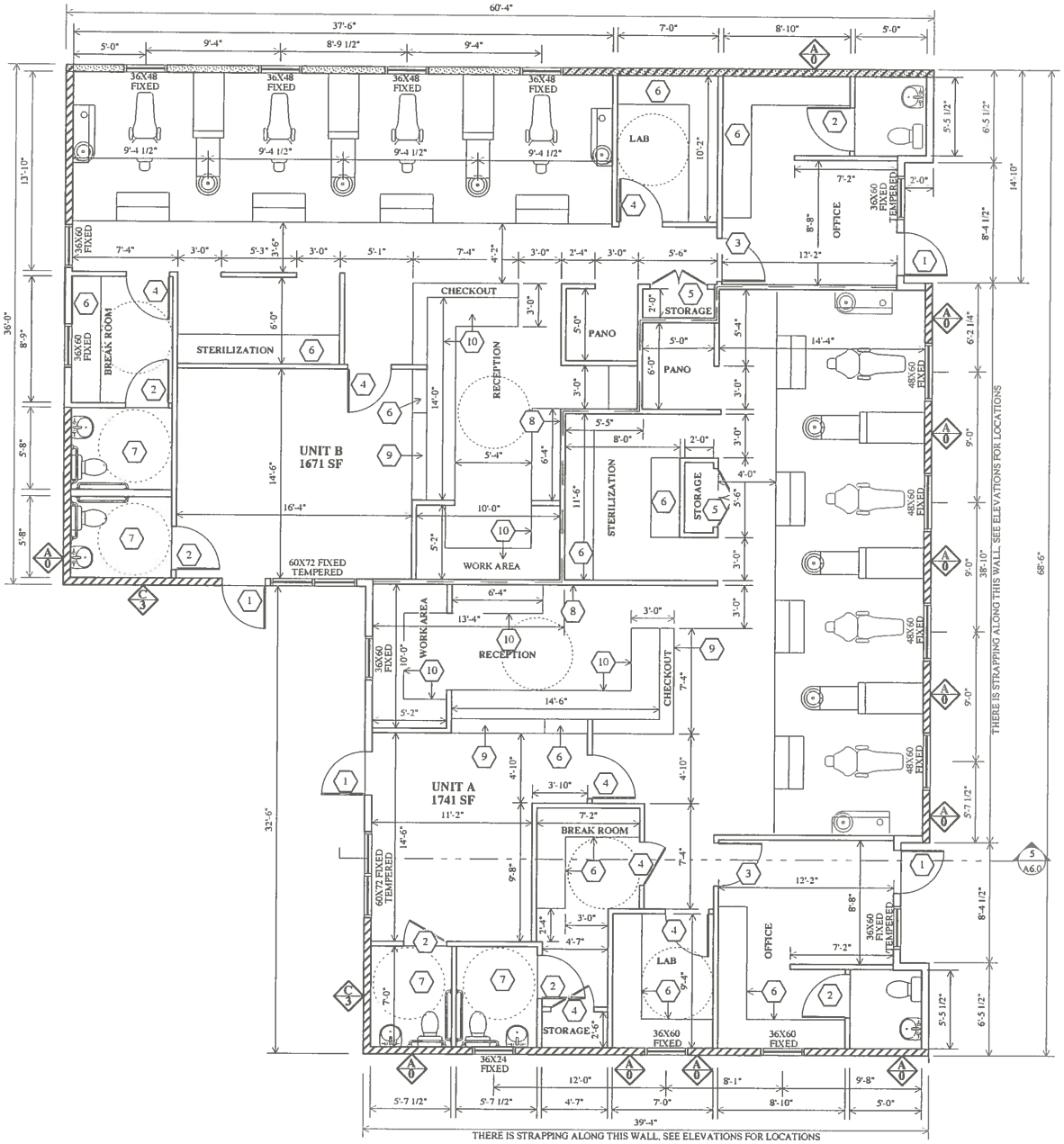
- ALL 2X AND 4X FRAMING SHALL BE DF-L NO. 2 MINIMUM.
- ALL 6X FRAMING SHALL BE DF-L NO 1 MINIMUM.
- WINDOW HEADERS SHALL BE 4X8 FOR SPAN < 4'-0", U.N.O.
- WINDOW HEADERS SHALL BE 4X12 FOR 4'-0" < SPAN < 6'-0", U.N.O.
- ALL EXTERIOR HEADERS SHALL BE SUPPORTED WITH 2X6 STUD AND KING STUD, TYPICAL.
- INTERIOR HEADERS SHALL BE (2)2X6 U.N.O. SUPPORT WITH (2)2X4 STUDS.
- EVERY ROOF TRUSS SHALL BE CONNECTED TO WALL TOP PLATES WITH SIMPSON H3 UPLIFT CLIP.

- GIRDER TRUSS TO 6X6 POST CONNECTOR SHALL BE SIMPSON H7Z, TYP.

- ROOF SHEATHING SHALL BE 1/2" APA- RATED WITH 8D AT 6"OC AT PANEL EDGES AND 12"OC FIELD, TYPICAL.

KEYNOTES

1. ENTRY DOOR: (1) 36 x 84 DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT. KEYED DEADBOLT LOCK TO BE USED. PUSH/PULL TYPE DOOR HARDWARE. THRESHOLD NOT TO EXCEED 1/2". DOOR CLOSERS SHALL BE PROVIDED TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES IN NOT LESS THAN 3 SECONDS, TO A POINT OF 3" FROM THE LATCH. PROVIDE PANIC HARDWARE. SEE DETAILS B/A6.0 & C/A6.0
2. 36X84 RESTROOM DOOR: WOOD DOOR TO BE OPENABLE FROM THE INSIDE WITH ONE OPERATION AND WITHOUT ANY SPECIAL EFFORT USE PUSH PLATE AND PULL HANDLE. USE DEADBOLT W/ LEVER ON INSIDE AND OCCUPIED/VACANT INDICATOR ON OUTSIDE, NO THRESHOLD, DO NOT USE A DOOR CLOSURE. SEE DETAIL B/A6.0
3. 36X84 WOOD DOOR WITH ADA STOREROOM LOCK AND SELF CLOSURE. SEE DETAIL B/A6.0
4. 36X84 WOOD DOOR WITH PASSAGE LATCH, NO LOCK. SEE DETAIL B/A6.0
5. (2) 24X84 WOOD DOORS WITH PASSAGE LATCH, NO LOCK. SEE DETAIL B/A6.0
6. ADA ACCESSIBILITY : COUNTER TO BE NO MORE THAN 36" TALL FOR A MINIMUM DISTANCE OF 36" WIDE
7. SEE INTERIOR ELEVATIONS AND RESTROOM MOUNTING INFORMATION AT DETAIL A/A6.0 PROVIDE TILE ON RESTROOM WALLS TO 4'-0" A.F.F.
8. ABC RATED FIRE EXTINGUISHER TO BE MOUNTED WITH THE TOP NO HIGHER THAN 5' AND THE BOTTOM AT LEAST 4" FROM THE FLOOR
9. 42" TALL COUNTER
10. 29" TALL COUNTER



FIRST FLOOR PLAN

3/16" = 1'-0"

ARCHITECT BOB SCHATZ

5100 SE HARNEY DR
PORTLAND, OR 97206
T: 503.232.7244
WWW.DAINDGROUP.COM

No.

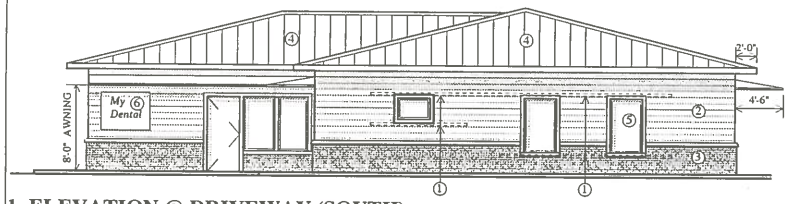
EXHIBIT 8

MY DENTAL

521 PARK AVE N
RENTON, WA 98057

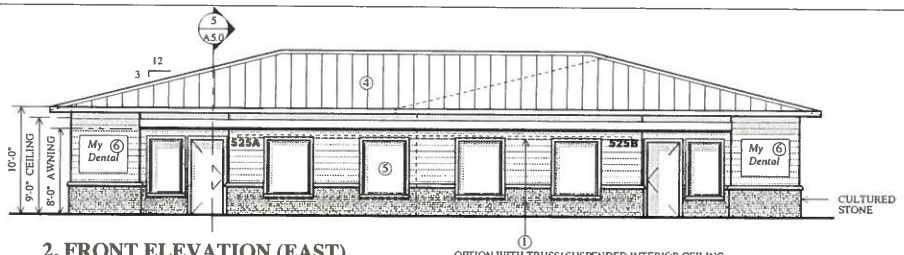
Title: 1ST FLOOR PLAN

Sheet Number: A3.0



1. ELEVATION @ DRIVEWAY (SOUTH)

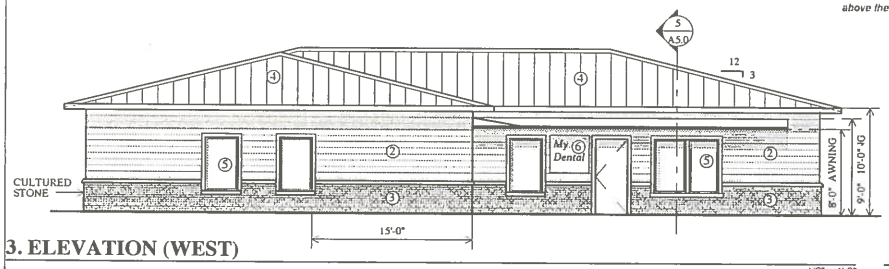
1/8" = 1'-0"



2. FRONT ELEVATION (EAST)

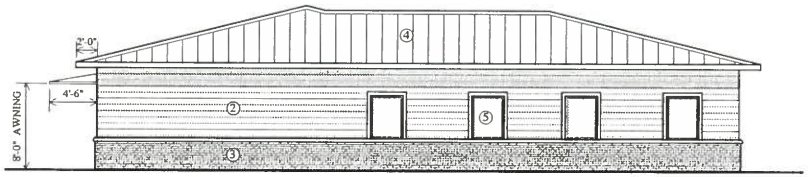
1/8" = 1'-0"

Pedestrian overhead weather protection in the form of awnings, marquees, canopies, or building overhangs shall be provided. These elements shall be a minimum of four and one-half feet (4-1/2) wide along at least seventy five percent (75%) of the length of the building facade facing the street, a maximum height of fifteen feet (15) above the ground elevation, and no lower than eight feet (8) above ground level.



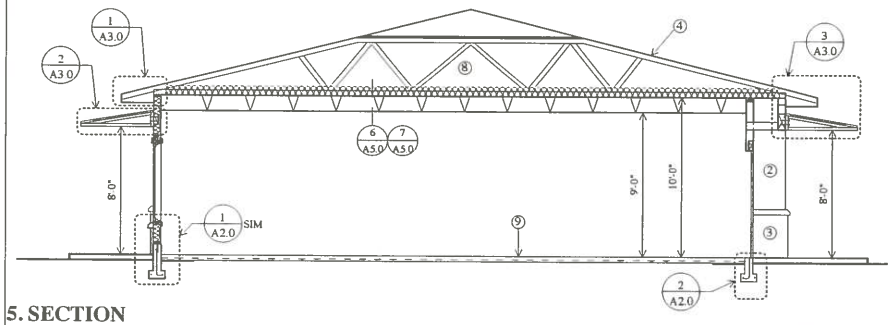
3. ELEVATION (WEST)

1/8" = 1'-0"



4. ELEVATION (NORTH)

1/8" = 1'-0"

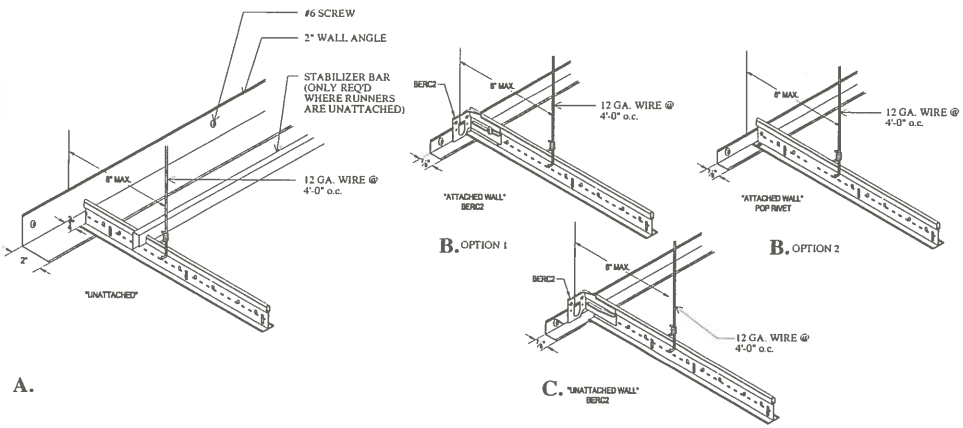


5. SECTION

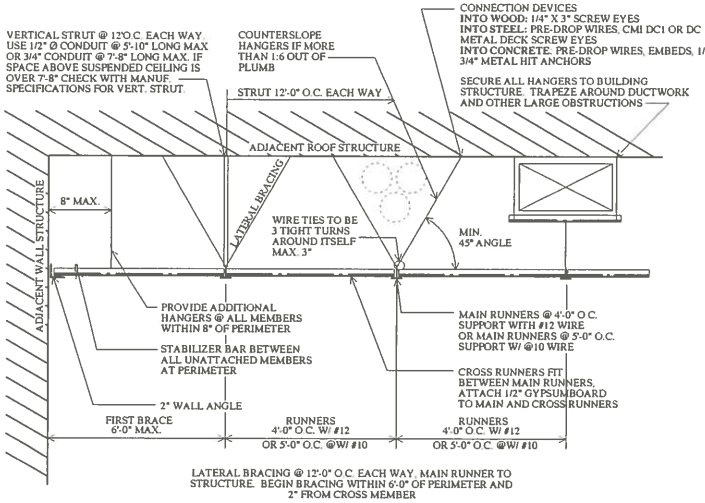
3/16" = 1'-0"

NOTES

1. SIMPSON CS16 STRAP OVER SHEATHING OVER 2X4 VERTICAL BLOCKING W/ (2) ROWS 8d @ 16" O.C. EXTEND PAST WINDOWS PER SHEARWALL SCHEDULE
2. HORIZONTAL HARDIBOARD SIDING ON 1/4" X 1.5" VERTICAL WOOD FURRING ON VAPOR BARRIER ON SHEATHING PER SHEARWALL SCHEDULE ON 2X6 WOOD STUDS @ 16" O.C. W/ R-21 INSULATION
3. CULTURED STONE VENEER (FOLLOW MANUFACTURERS INSTALLATION SPECIFICATIONS) ON VAPOR BARRIER ON SHEATHING PER SHEARWALL SCHEDULE ON 2X6 WOOD STUDS @ 16" O.C. W/ R-21 INSULATION
4. STANDING SEAM METAL ROOFING ON 15# FELT ON SHEATHING PER PLANS ON PRE-MANUFACTURED ROOF TRUSSES PER MANUFACTUER.
5. CLEAR, DOUBLE PANE, LOW-E GLAZING. SEE PLAN FOR SIZES AND TEMPERING SPECIFICATIONS, TYPICAL
6. VERIFY SIGNANGE SPECIFICATIONS WITH OWNER PRIOR TO ORDERING
7. METAL AWNING, SEE DETAILS ON PAGE A5.0
8. PRE-MANUFACTURED ROOF TRUSS BY OTHERS
9. 4" CONCRETE SLAB ON 2" CRUSHED AND COMPACTED GRAVEL BASE



6. CEILING GRID DETAILS @ ATTACHED & UNATTACHED ENDS



7. TYPICAL LATERAL BRACING FOR SUSPENDED CEILING

N.T.S.

ARCHITECT BOB SCHATZ

5100 SE HARNEY DR
PORTLAND, OR 97206
T 503.233.2379
WWW.LANDGROUP.COM

No.	Issue	Date

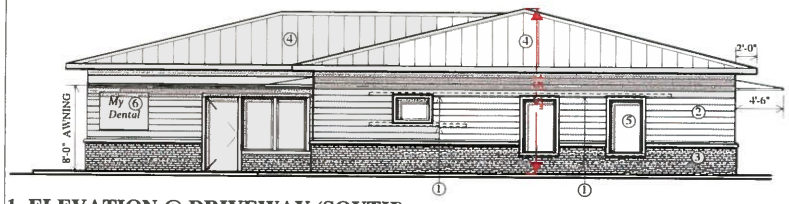
EXHIBIT 9

MY DENTAL

521 PARK AVE N
RENTON, WA 98057

Title: ELEVATIONS

Sheet Number: A5.0



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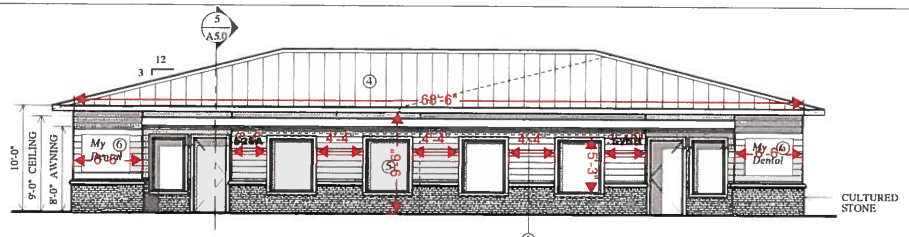
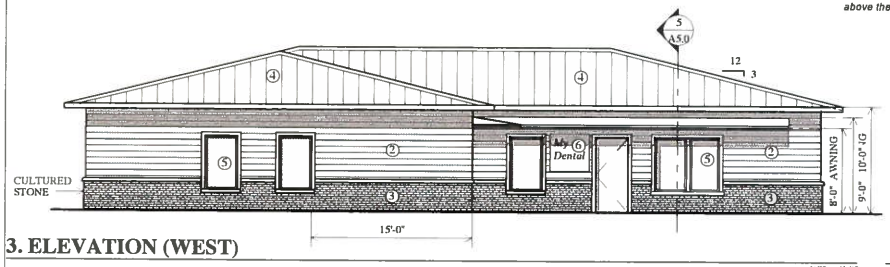


2. FRONT ELEVATION (EAST)

OPTION WITH TRUSS/ SUSPENDED INTERIOR CEILING

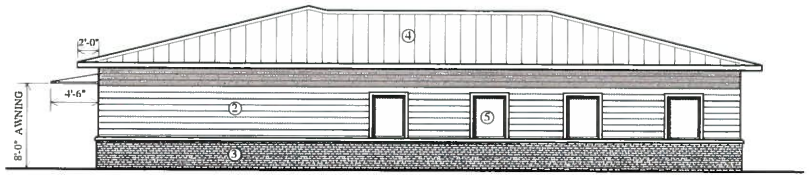
1/8" = 1'-0"

Pedestrian overhead weather protection in the form of awnings, marquees, canopies, or building overhangs shall be provided. These elements shall be a minimum of four and one-half feet (4-1/2') wide along at least seventy five percent (75%) of the length of the building facade facing the street, a maximum height of fifteen feet (15') above the ground elevation, and no lower than eight feet (8') above ground level.



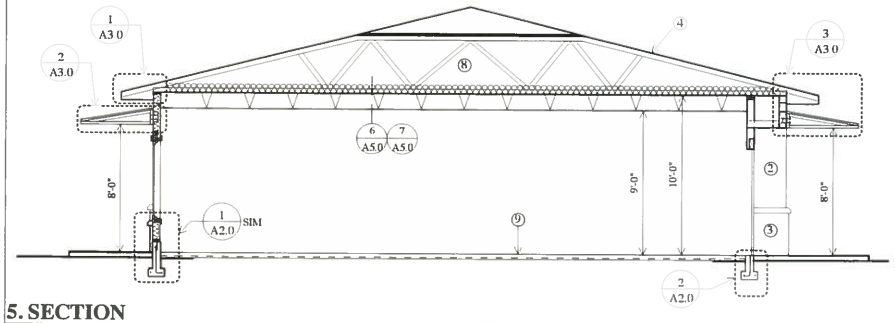
3. ELEVATION (WEST)

1/8" = 1'-0"



4. ELEVATION (NORTH)

1/8" = 1'-0"



5. SECTION

3/16" = 1'-0"

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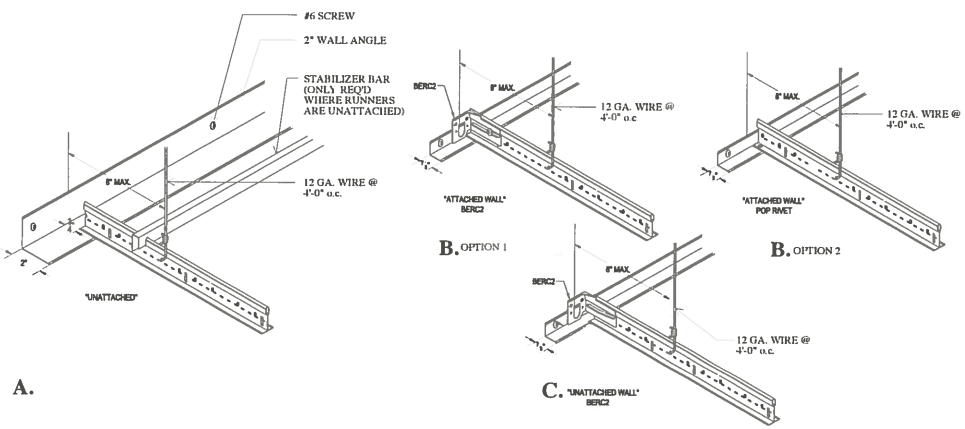

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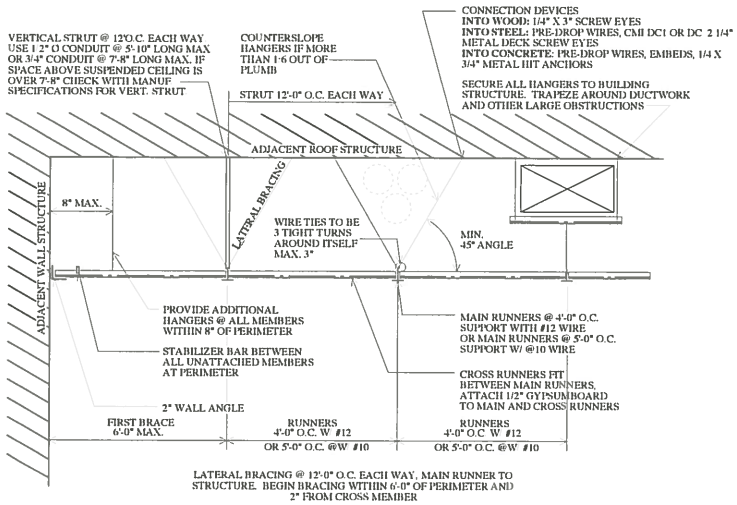


7. TYPICAL LATERAL BRACING FOR SUSPENDED CEILING

N.T.S.

ARCHITECT BOB SCHATZ

5100 SE HARNEY DR
PORTLAND, OR 97206
T 503.222.1275
WWW.DAVISGROUP.COM

No.	Issue	Date
1	DRAWINGS FOR PROPOSAL	08-31-15
2	PRELIMINARY CONSTRUCTION SET	09-17-15

CLIENT APPROVAL

I have reviewed these plans & have been given the opportunity to ask questions about them prior to issue. These plans conform to our requirements. I understand that any modifications to these plans will be an additional service with potential impact on construction cost & scheduling

☐ ACCEPTED AS IS
☐ ACCEPTED AS NOTED

Signature: Date:

All drawings & written material herein, as instruments of service, shall remain the property of D-B Group, and shall not be reproduced or copied, in whole or in part, without the expressed written consent of D-B Group, and may not be used or referenced for any other project. Information contained herein represents proprietary information of D-B Group and or its client & shall not be disclosed to others. Those who use these documents do so in confidence

PRELIMINARY
NOT FOR CONSTRUCTION

MY DENTAL

521 PARK AVE N
RENTON, WA 98057

Title
ELEVATIONS

Sheet Number
A5.0

EXHIBIT 10

MY DENTAL OFFICE BUILDING

Modifications

Attn: Planning Manager
Jennifer Henning

Project Name: My Dental office building
Size: 3414 SF building on 9267 SF of property
Location: 521-525 Park Avenue
Renton, Washington 98057

Name: 2nd Curb Cut

Code: Code allows for only one curb cut onto Park Avenue for the 3 lots when lots are owned by the same person.

Purpose: To allow for two curb cuts.

Reason: The 3 lots that are involved in this development are owned by the same person. Two of these lots will be combined and used as a Dental Clinic the 2nd use is commercial (restaurant). The restaurant will be on a lot of its own existing curb cut. The existing curb cut at the south end of the two lots to be combined is positions as part of site design proposal will not need to be reconstructed.

Support: If all the properties were included in this development it could possibly work to make one curb cut. The position of the existing restaurant makes it unworkable to attain without major reconstruction of the existing restaurant and related parking areas.

Conflicts with other conditions: None

Photos and Drawings: Attached

Google Park Ave N

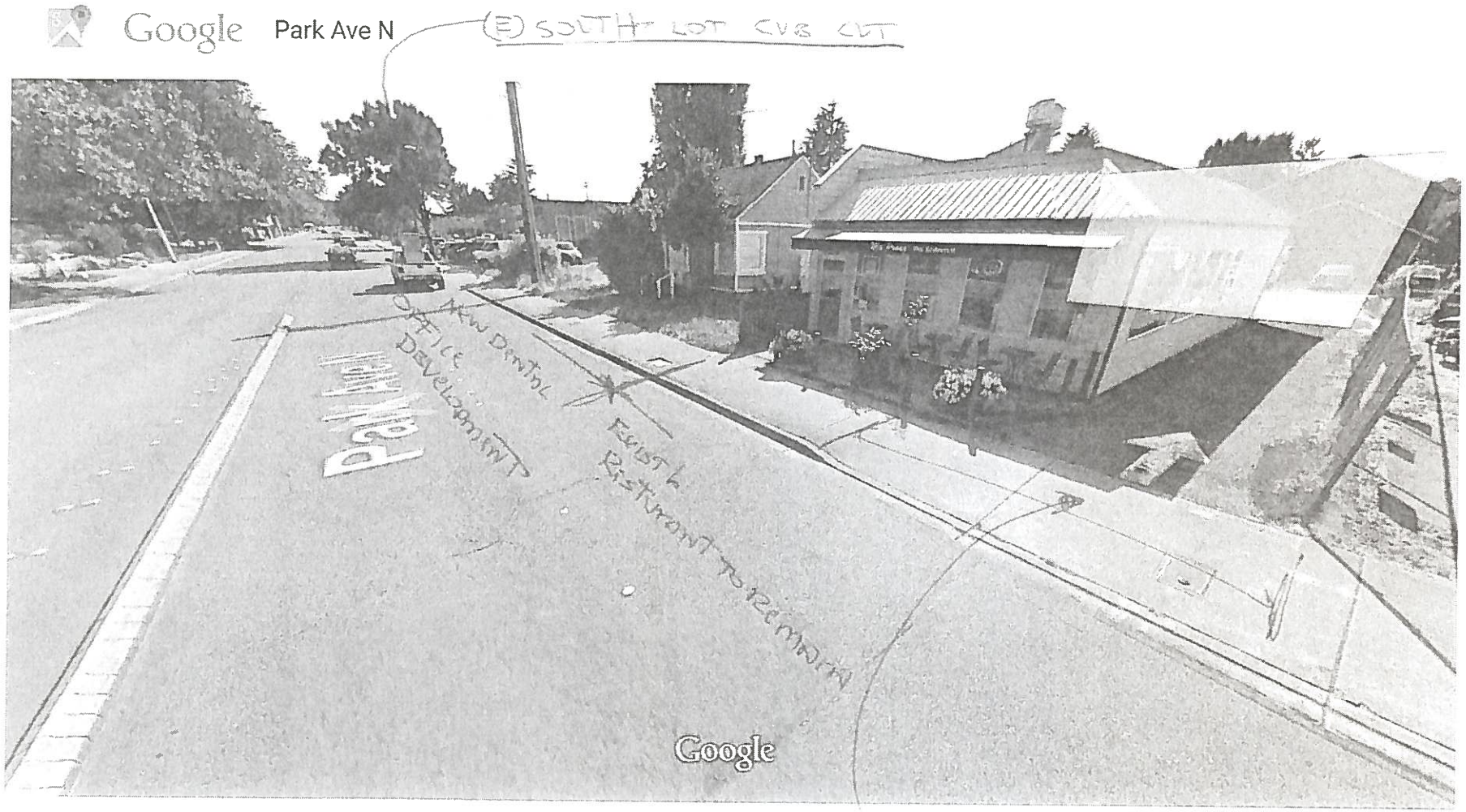


Image capture: Aug 2014 © 2015 Google

RESTURANT CURB CUT

Renton, Washington

Street View - Aug 2014

EXHIBIT 11

MY DENTAL OFFICE BUILDING

Modifications

Attn: Planning Manager
Jennifer Henning

Project Name: My Dental office building
Size: 3414 SF building on 9267 SF of property
Location: 521-525 Park Avenue
Renton, Washington 98057

Name: 8′ Boulevard Planter Area

Code: requires 8′ planter area between the Park Avenue curb and sidewalk.

Purpose: is to waive the above code requirement and leave the existing sidewalk as is.

Reason: Park Street was not developed with this configuration in mind. All sidewalks are next to the curb. To apply this code to this site improvement would be awkward as there would be a design change tor a distance of 95′ Ft . This is not consistent with the areas current design.

Support: there will be a 9-1/2′ plantings area to the west of the existing sidewalk considering the dedication. This will match the surrounding development. (See the multi-story office building across the street. Attached)

Conflicts with other conditions: None.

Photos and documentation: attached.

Google Park Ave N

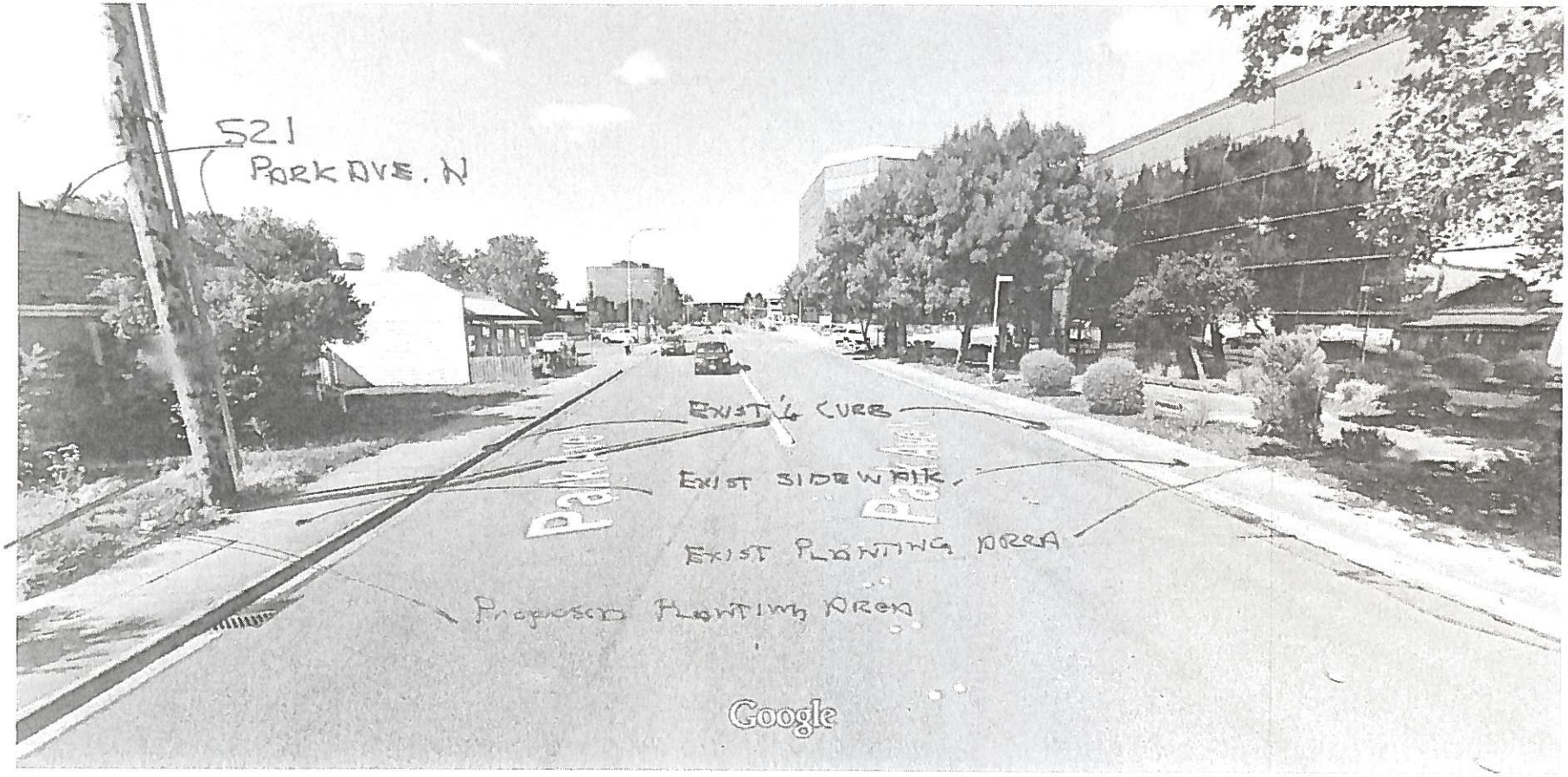


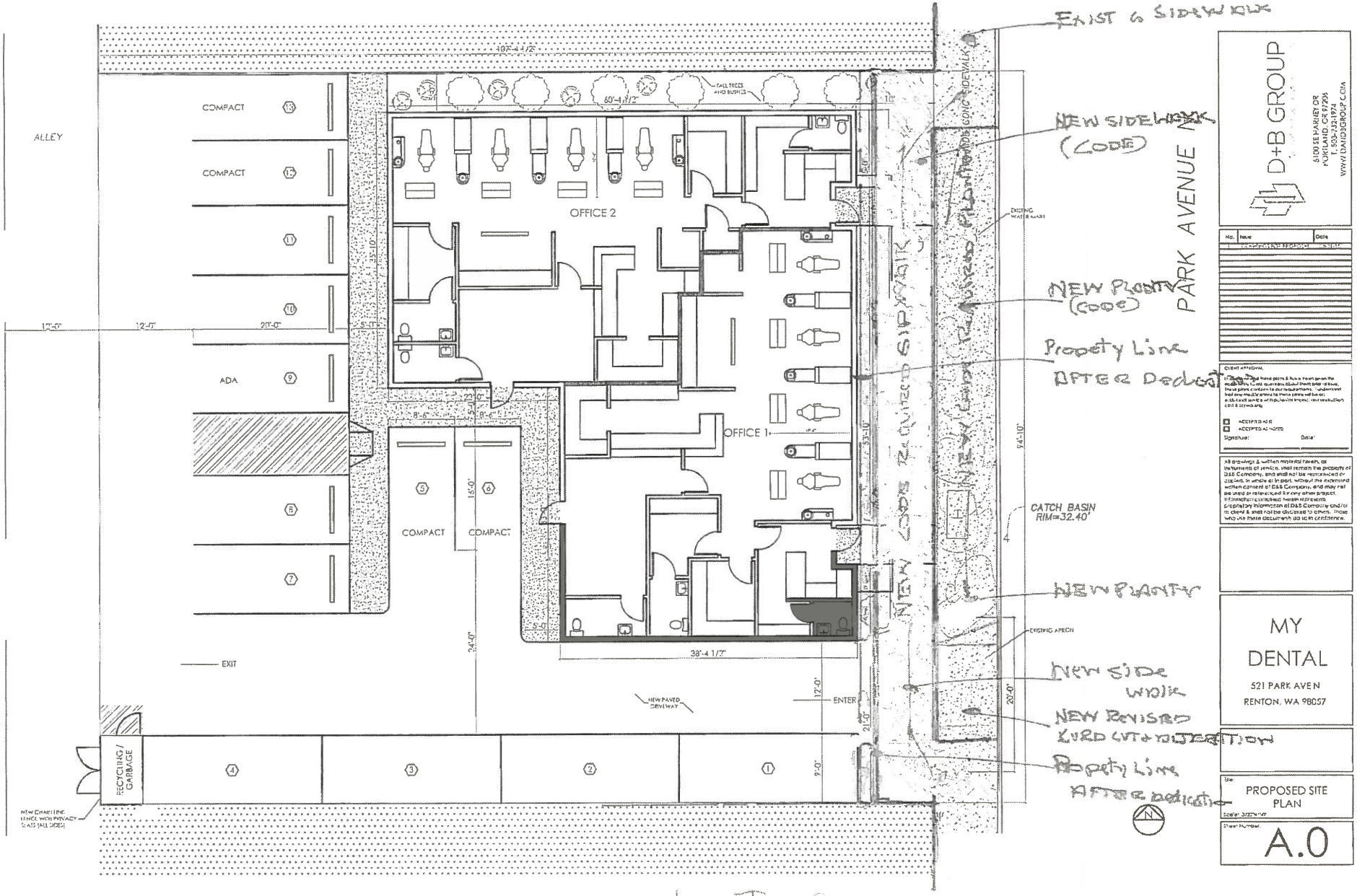
Image capture: Aug 2014 © 2015 Google

Renton, Washington

Street View - Aug 2014

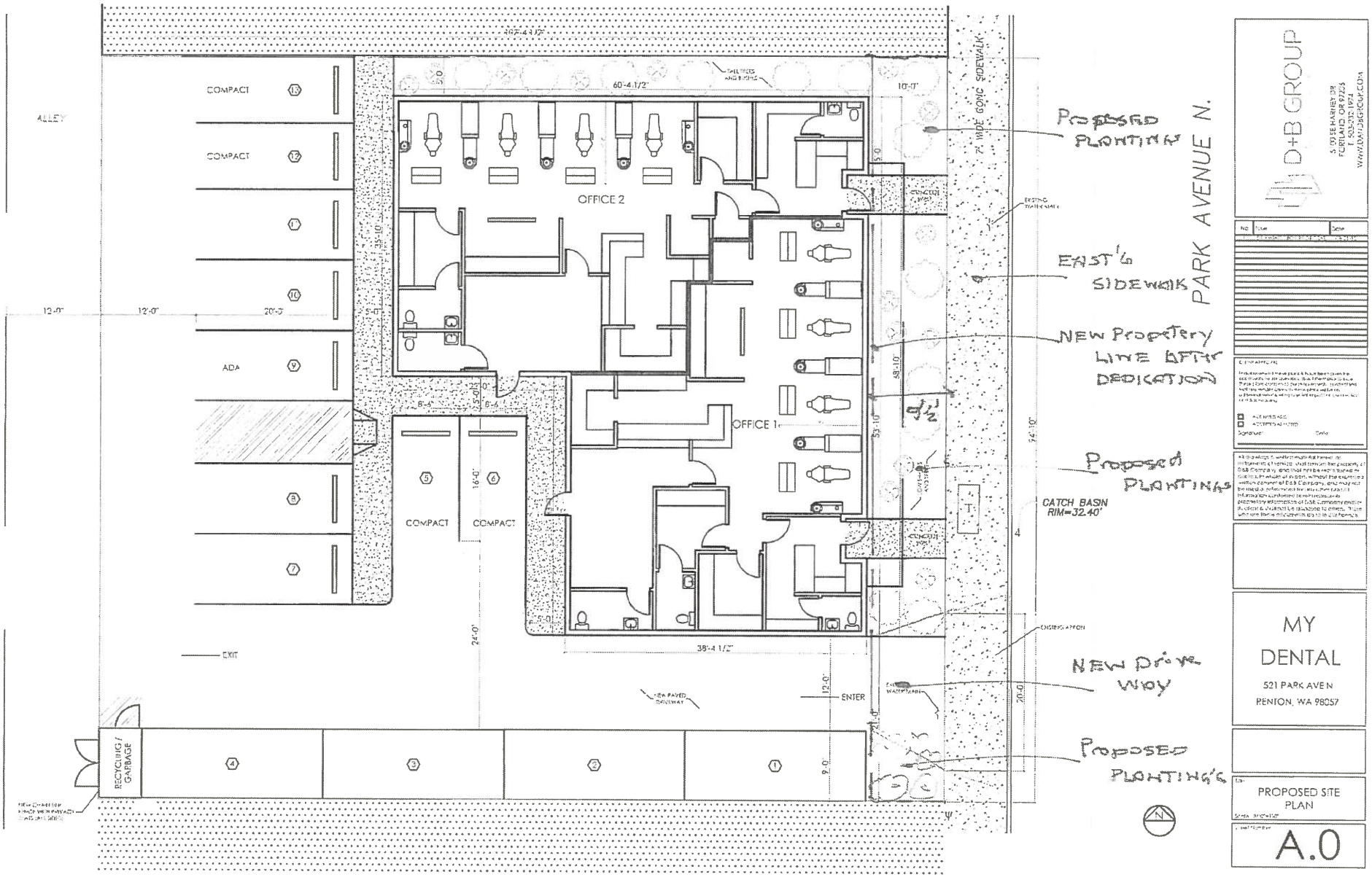
MODIFICATION

8- BOULEVARD PLANTING AREA



Modication

8' BOULEVARD PLANTING AREA



Proposed modification

EXHIBIT 12

MY DENTAL OFFICE BUILDING

Landscape Analysis

Project Name: My Dental office building
Size: 3414 SF building on 9267 SF of property
Location: 521-525 Park Avenue
Renton, Washington 98057

Landscape Analysis

Total square feet of the property

Before dedication	10,107
After dedication (-9'-6")	9,267.25
Total SF building	3414 SF

Impervious surface

Existing	2,070
Proposed	8,967.25
Awning	256
Eaves, Front	-24
North 62 x 2	124
	$9,371.75
Total building SF	3,414 [1 level]
Lot coverage after dedication	36.8%
Parking space required	10

Parking provided:

8 Standard 9' x 20'

1 ADA 9′ x 20′

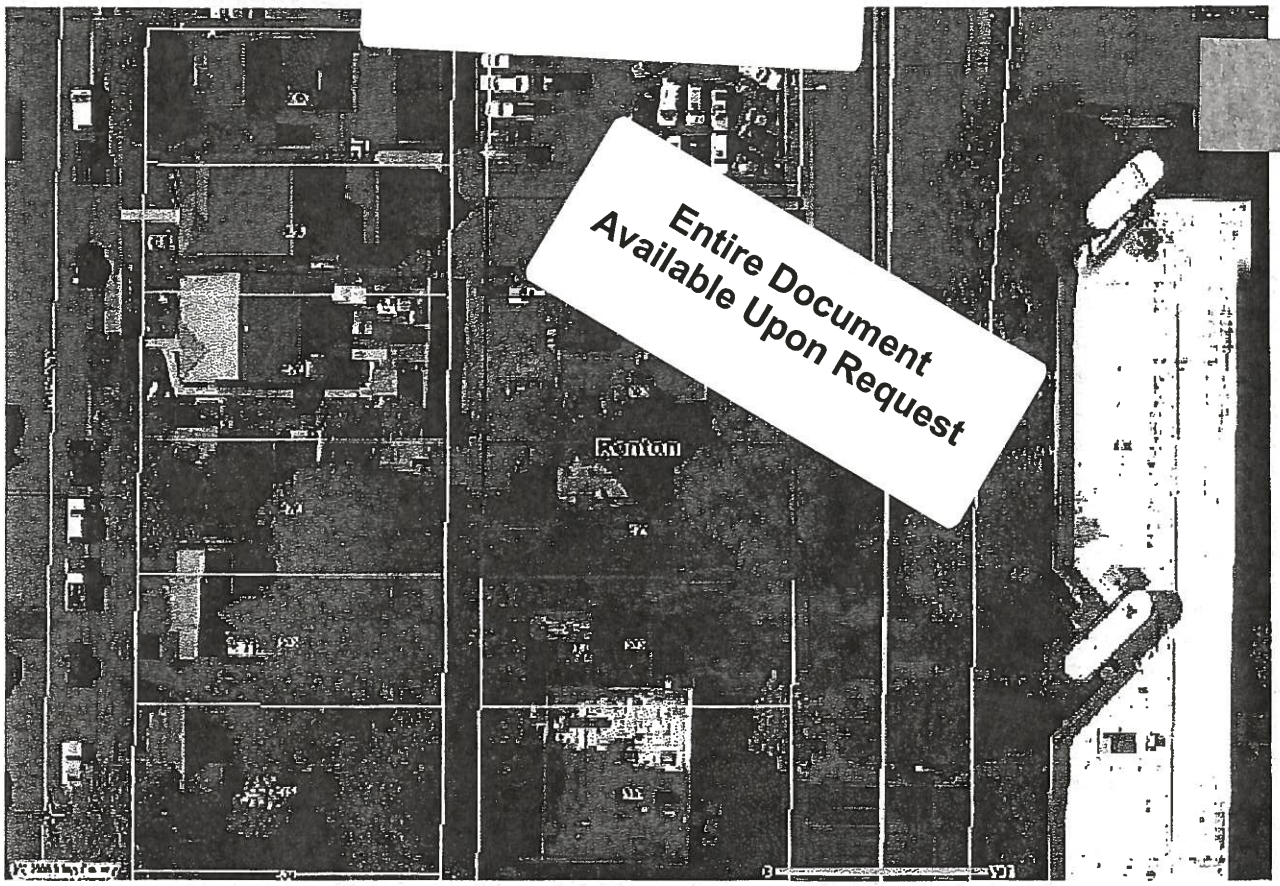
1 Maneuvering 8′ x 20′

4 Compact 8′-6″ x 16′

No parking lot landscaping

29

EXHIBIT 13



COMMERCIAL

King County Property Mapper

LOT LINE ADJ.

CA

MIN-5000

SET BACKS

FRONT -10'-15

SIDE -0

REAR -15

RECEIVED
OCT 05 2015
CITY OF RENTON
PLANNING DIVISION

Project No. VFO113754	PROJECT LOCATION & VICINITY MAP	Date: 07/10/2014	*Figure 1*

WU Property
521, 525 & 529 Park Ave. N.
Renton, Washington 980

For: Ellumus LLC

MERIT ENGINEERING INC.
2715 Meridian Street
Bellingham, Washington 98225
Telephone: (360)738-6083
Fax: (360)738-1499
http://www.MeritEngineering.com

EXHIBIT 14

STORM DRAINAGE
DRAINAGE REPORT FOR
CITY OF RENTON
521 PARK AVE. N, RENTON, WA 98057

RECEIVED
OCT 05 2015
CITY OF RENTON
PLANNING DIVISION

Entire Document
Available Upon Request

CLIENT:

D+B GROUP, 5100 SE HARNEY DR. PORTLAND, OR
ATTN: DON SNAIR, PROJ. MGR, 503.232.1974 X 102, don@danc

PREPARED BY

WR & ASSOCIATES
106 MONTEREY DRIVE NE, RENTON, WA 98056
VOICE: 425.277.5664 GWALKEN@GMAIL.COM
FAX: 1.206.569.0011

9/21/2015

REV 9/23/2015 TO ADD CITY STORM SYSTEM MAP VICINITY SITE

EXHIBIT 15

MY DENTAL OFFICE BUILDING

Construction Mitigation

Project Name: My Dental office building
Size: 3414 SF building on 9267 SF of property
Location: 521-525 Park Avenue
Renton, Washington 98057

Construction Mitigation Description

The proposed construction is to start early October 1 with complete project duration lasting 6 months, to March 31. If possible it would be desirable to get demolition and excavation work done ready for foundation before the rainy season in September.

Hours of construction will be from 7:00AM-5:00PM Monday through Friday with occasional weekends. Early morning or late evening work as may be required to keep on schedule.

Routes used to bring in material and take materials out will be to use Park Avenue North to I-405 North or South on Park Avenue, to 4th Street, East to Factory Place, South to 900 South to I-405 South or left off 900 South to take 169 South to I-405 North.

The amount of dirt and earth to be disturbed and hauled is minimal and will likely be for a 1-3 day time period. It is likely there will be minimal opportunity for dust. However, should this become a problem, dust will be controlled with water hosing via water hydrant at the corner of the property. Mud, however, may be a worse problem and will need to be washed off the equipment and tires before entering public streets or alleyway. It will be the responsibility of the project supervisor to keep the site and surrounding area neat, tidy and clean. All erosion is to be controlled and contained on site in an effort to keep mud and soil from entering the city storm drain system.

There is currently an existing curb cut and apron that potentially will not need to be altered and will allow traffic to enter the property from the North on Park Avenue. All other traffic in and out of the site will come and go via the alley at the rear of the property. These access provisions are existing and paved. Thus, the impact on the system will be no different as is explained in Access paragraph mentioned in Project Narration above.

Neighboring operations to the site are as follows:

- South: Auto repair and Car Sales
- East: Multistory office building, across 4 traffic lanes of Park Avenue
- North: Restaurant which operates evenings and nights
- West: Residential Homes

Ex 15

Kris Sorensen

From: Don Snair <don@dandbgroup.com>
Sent: Monday, November 23, 2015 9:17 AM
To: Kris Sorensen
Subject: RE: Renton; My Dental - Question about cut and fill

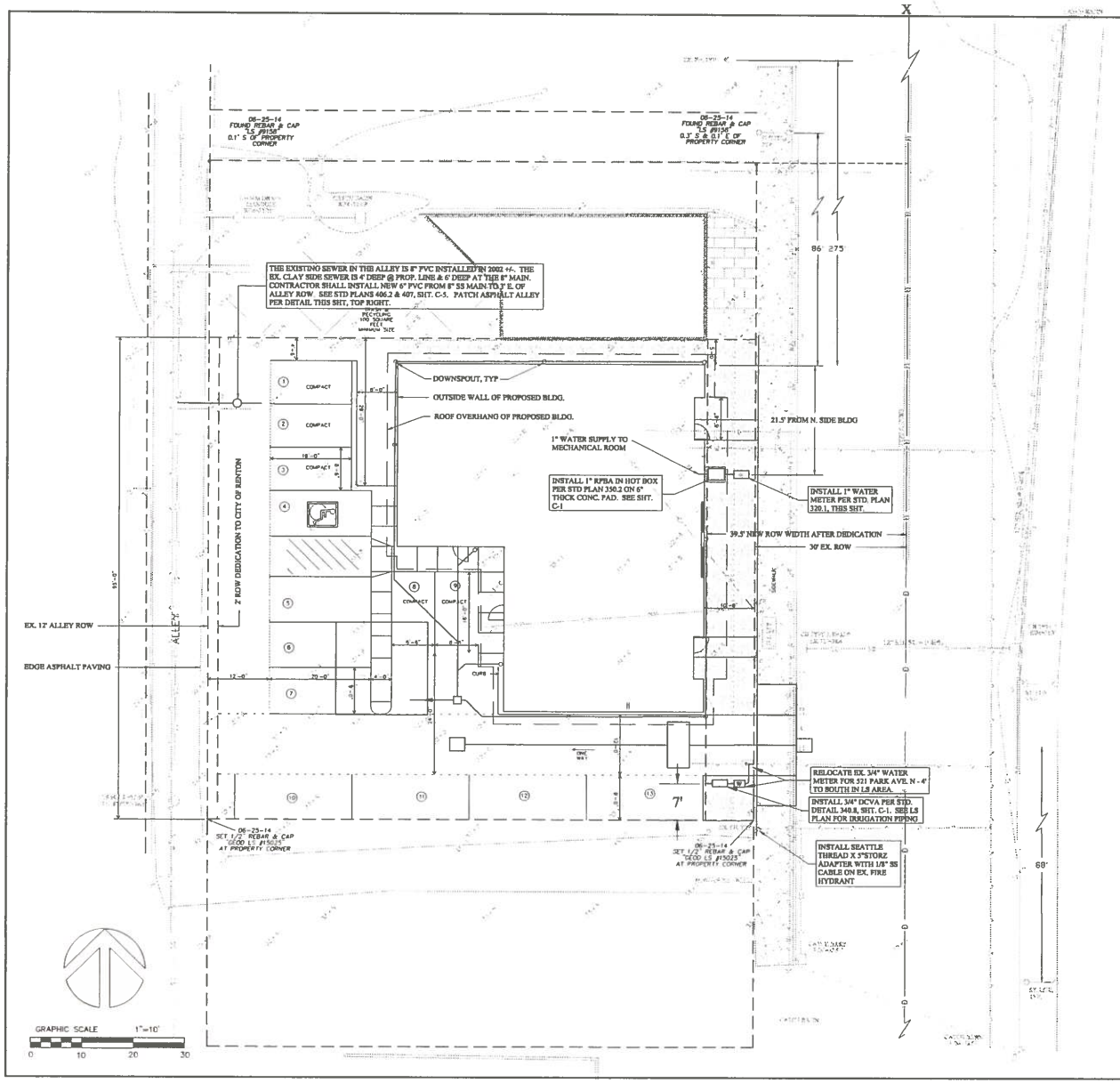
The land is almost Flat so all e will take out is 6" topsoil and bring back 6" rock. (175 cu. YD. in and out)

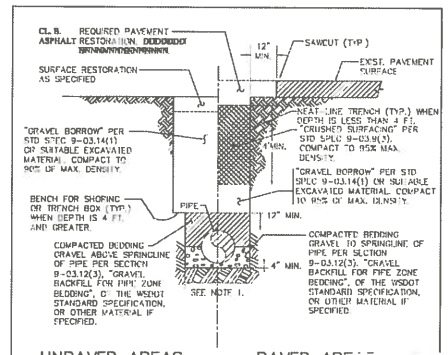
When may we see the response.

From: Kris Sorensen [mailto:KSorensen@Rentonwa.gov]
Sent: Monday, November 23, 2015 9:07 AM
To: Don Snair <don@dandbgroup.com>
Subject: Renton; My Dental - Question about cut and fill

Hi Don – Can you please provide me an estimate of the cut and fill for the site, including the approximate range of cut to be removed and structural fill or fill to be brought to the site. I cannot find this number in your project application materials. Thank you.

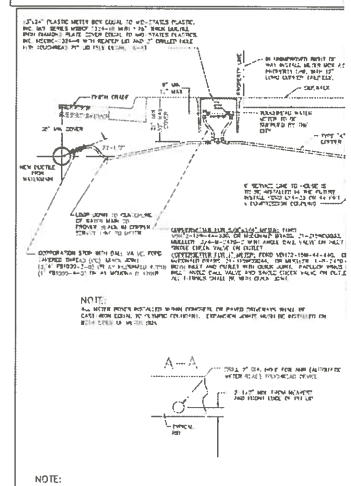
Kris Sorensen
Associate Planner, Planning Division
Department of Community & Economic Development
City of Renton
425-430-6593
ksorensen@rentonwa.gov





NOTES:

1. MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE.
   - 36" FOR PIPE UP TO AND INCLUDING 12" NOMINAL DIAMETER.
   - I.D. PLUS 18" FOR PIPE LARGER THAN 12" NOMINAL DIAMETER.
2. EXCAVATIONS OVER 4' DEEP SHALL COMPLY WITH THE SAFETY STANDAR CHAPTER 296-155, PART N OF THE WAC.
3. SEE "BEDDING, BACKFILL AND COMPACTION" IN CHAPTER W5 OF THE EN STANDARDS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.



3/4" AND 1" WATER SERVICE — STD. PLAN - 320.1

CITY OF RENTON

Approved by: _____ Date: _____
Approved by: _____ Date: _____
Approved by: _____ Date: _____
Approved by: _____ Date: _____

48 HOURS BEFORE YOU DIG CALL 811

DATE REV NO. MADE REVISION

EXHIBIT 16

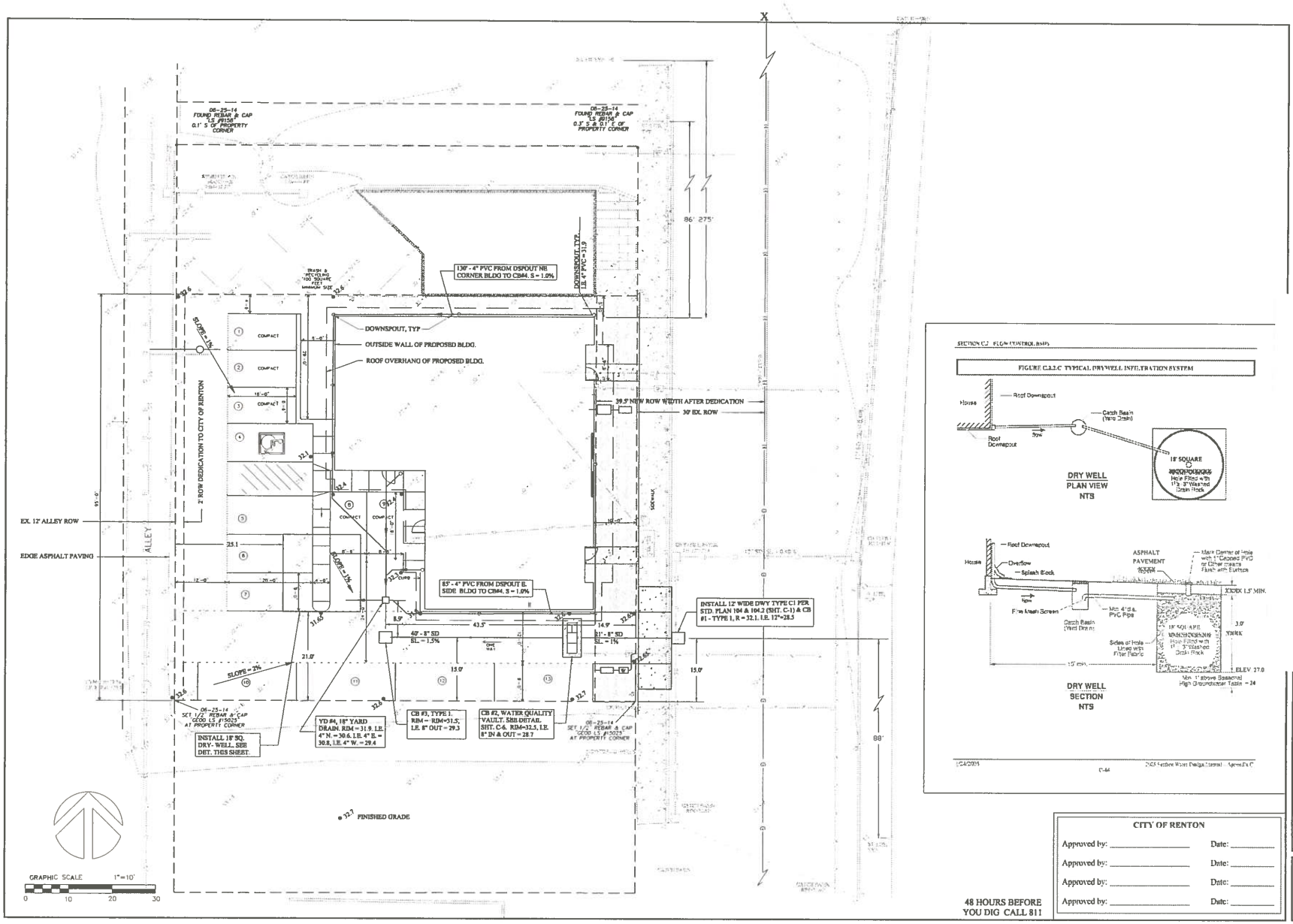
WATER/SEWER SERVICE PLAN

W/R & ASSOCIATE
106 Monterey Drive N.E.
Renton, Washington 98056
(425) 277-5664 gwalters@gmail.com

DWG: C-3

3 OF 6 SHEETS

EXHIBIT 17



48 HOURS BEFORE YOU DIG CALL 811

CITY OF RENTON	
Approved by: _____	Date: _____
Approved by: _____	Date: _____
Approved by: _____	Date: _____
Approved by: _____	Date: _____

DATE REV. NO. MARK REVISION

W/R & ASSOCIATE
106 Monroney Drive N.E.
Renton, Washington 98056
(425) 277-5664 grwallace@gmail.com

DWG: C-2

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Synchro
546 Park Ave N
Renton, Washington
View on Google Maps
You are using a browser that is not supported by the Google Maps JavaScript API. Consider changing your browser. Learn more Dismiss
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EXHIBIT 18

ADVISORY NOTES TO APPLICAI

LUA15-000729

EXHIBIT 19

City of Renton

Application Date: October 05, 2015
Name: My Dental Offices

Site Address: 525 Park Ave N
Renton, WA 98057-5522

PLAN - Planning Review - Land Use

Version 1 | November 12, 2015

Technical Services Comments

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

Declaration of Lot Combination Comments:
Map pages need to be addressed to be a clean version of the information you are trying to represent. The hatching, multiple text sizes and other information make it difficult to see the lot dimensions and other pertinent information to the combination. The exhibits used for the deed of dedications are a good example of what these exhibits could look like.
Page 3 also has been photocopied with a post it covering up a portion of the map.

Deeds of Dedication Comments:
The south 35 feet of Lot 8 is not included in the legal description for the deed. Please add accordingly and adjust map exhibit to reflect this addition.
Both dedications call out Page 3. Please provide Page 2 for review or revise sheet call out on Page 1.

General Comment:
Title report only includes one parcel legal description. Please provide the title report for the other parcel as well to confirm easements associated with that property.

Site Plan Comments:
Property lines not dimensioned.
Names and widths of the adjacent streets not labeled.
Please show all easements of record per title report, if any.

Topography Map Comments:
Map does not show contour lines nor any elevations.
Map does not label or clearly show the property lines.
Please indicate who performed the survey work for your map and have the surveyor stamp the drawing, if necessary.

Police Plan Review Comments

Contact: Holly Trader | 425-430-7519 | htrader@rentonwa.gov

Recommendations: Minimal impact on police services.

Fire Review - Building Comments

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

Recommendations: Environmental Impact Comments:
1. Fire impact fees are currently applicable at the rate of $0.75 per square foot of dental office space.

Code Related Comments:
1. The preliminary fire flow is 2,000 gpm. A minimum of one hydrant is required within 150 feet of the structure and one additional hydrant is required within 300 feet of the structure. It appears adequate fire flow is available in this area. It appears adequate hydrants are existing, however they require the installation of 5 inch storz fittings to be brought up to current code.

2. An approved fire alarm system is required for all buildings which exceed 3,000 square feet. Separate plans and permits are required to be submitted to and obtained from the Renton Fire Department. Alarm system shall be fully addressable and full detection is required throughout the building.

3. Fire department apparatus access roadways are existing city streets only.

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

Engineering Review Comments

Contact: Brianne Bannwarth | 425-430-7299 | bbannwarth@rentonwa.gov

Recommendations: Street Modification Analysis: The applicant is requesting a modification from RMC 4 6 060F.2 "Minimum Design Standards Table for Public Streets and Alleys" in order to leave the existing Park Ave N right of way improvements including curb, gutter, and sidewalk rather than install a new planter strip for trees and sidewalk along the project in the standard arrangement.
The proposal is compliant with the following modification criteria, pursuant to RMC 4 9 250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:
Compliance Street Modification Criteria and Analysis
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

Engineering Review Comments **Contact:** Brianne Bannwarth | 425-430-7299 | bbannwarth@rentonwa.gov

objectives.
Staff Comment:
The Community Design Element has applicable policies listed under a separate section labeled Streets, Sidewalks and Streetscapes. These policies address walkable neighborhoods, safety and shared uses. Two specific policies support the decision to modify the street standards in order to extend the existing sidewalk at a width of seven feet and eliminate the need for the landscape requirement between the curb and the sidewalk. These policies are Policy CD 102 and Policy CD 103 which state that the goal is to promote new development with "walkable places," "support grid and flexible grid street and pathway patterns," and "are visually attractive, safe, and healthy environments." The requested street modification is consistent with these policy guidelines.
b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.
Staff Comment:
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 seven foot wide sidewalk at this location meets the needs of the residents relying on this sidewalk for access to the greater neighborhood.
c. Will not be injurious to other property(ies) in the vicinity.
Staff Comment:
The improvements will provide an upgrade to current conditions. The new improvements will meet the standards for safe vehicular and pedestrian use within the current roadway improvements.
d. Conforms to the intent and purpose of the Code.
Staff Comment: See comments under criterion 'b'.
e. Can be shown to be justified and required for the use and situation intended; and
Staff Comment:
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.
f. Will not create adverse impacts to other property(ies) in the vicinity.
Staff Comment:
There are no identified adverse impacts from this modification of sidewalk width and planting strip width for this area.

Engineering Review Comments **Contact:** Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

Recommendations: I have reviewed the application for the My Dental Office Building at 521 525 Park Avenue North and have the following comments:
EXISTING CONDITIONS
Water
Water service is provided by the City of Renton. There is an existing 16 inch ductile iron water main located in Park Ave N that can deliver approximately 4800 gallons per minute (gpm). The static water pressure is about 75 psi. The proposed project is located in the 196 water pressure zone and is outside an Aquifer Protection Zone. There are two existing ¾ inch water meters serving each building on the existing parcels.
Sewer
Sewer service is provided by the City of Renton. There is an 8 inch sewer main in the alley to the rear of the lot.
Storm
There is an existing conveyance system fronting the site in Park Ave N.
CODE REQUIREMENTS
WATER
1. A new 1 inch water meter will need to be installed to service the domestic water to the building. The installation of 1 inch water service is $2,997.30 ($2,850 service installation + $460 1 inch meter drop in $400 ¾" meter credit + 3% technology fee).
2. The 3/4 inch existing water line will need to be cut and capped at the main. The fee to cut and cap is $257.50 (includes 3% technology fee).
3. Installation of a Reduced Pressure Backflow Assembly (RPBA) will be required to be installed inline of the domestic water meter to the building in an above ground insulated "hot box", per City Standard.
4. The preliminary fire flow requirement per the Fire Marshall's office is 2,000 gpm. All new construction must have fire hydrants capable of delivering a minimum of 1,000 gpm each. One primary hydrant is required within 150 feet from the building and one additional hydrant will be required within 300 feet of the building. There are fire hydrants in the vicinity that may be counted towards the fire protection of this

Engineering Review Comments **Contact:** Ann Fowler | 425-430-7382 | afowler@rentonwa.gov

project, but location is subject to Fire Department approval. Existing hydrant(s) counted as fire protection will be required to be retrofitted with storz fitting if not already installed.

5. Adequate horizontal and vertical separations between the existing or new water main and other utilities (storm sewer, sanitary sewer, power, gas, electrical, etc.) shall be provided per City design standards.

6. The proposed design proposes a 3,414 square foot building. Changes to the building size could potentially trigger additional requirements, such as fire sprinkler systems, which are required for any building over 5,000 square feet.

7. Water system development fees would be applicable if the water meter size increases beyond 1 inch. Credit is given for the existing water meters.

SEWER

1. The existing home on the north lot is currently connected to the City of Renton sewer service and is connected to a ¾ inch meter.

2. Sewer system development fees would be applicable if the sewer meter size increases beyond 1 inch. Credit is given for the existing sewer meter.

SURFACE WATER

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

2. A drainage report dated September 21, 2015 was submitted by WR & Associates with the site plan application. Based on the City of Renton's flow control map, this site falls within the Peak Rate Flow Control Duration Standard for Existing Conditions. The site is located within the Lower Cedar River Drainage Basin. The redevelopment is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Design Manual (KCSWDM) and the City of Renton Amendments to the KCSWDM. All core requirements have been discussed in the provided drainage report.

3. Runoff from the existing site includes two single family homes where no stormwater conveyance system exists. Runoff from these two sites sheet flows west to an asphalt alley, then flows north to a catch basin and subsequent catch basins until it outfalls into the Cedar River. Stormwater improvements to the redevelopment will consist of conveyance to a stormfilter system for basic water quality control prior to connection to the existing catch basin in Park Ave N. An on site flow control facility will not be required because the target surface will generate no more than a 0.1 cfs increase in the existing site condition 100 year peak flow. Should any changes in the proposed project result in an increase to the 100 year peak flow, on site flow control will need to be addressed. All stormwater runoff from the site will drain to a catch basin in Park Ave N, flow through a series of catch basins and a 24 inch storm drain system, where it will discharge into the Cedar River. No downstream flooding or erosion issues were identified in the report.

4. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

TRANSPORTATION

1. Existing right of way width in Park Ave North fronting the site is 60 feet. Park Ave N is classified as a principal arterial street. To meet the City's complete street standards, street improvements, including a pavement width of 22 feet from the center line, curb, gutter, and 8 foot planter strip, 8 foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4 6 060. Overall street section will be a 79 foot roadway. Approximately 9.5 feet of right of way dedication is required.

2. Existing right of way width in the alley is approximately 12 feet. Dedication of additional 2 feet of right of way is required in the alley. Since traffic will exit the site only through the alley, applicant shall provide new asphalt paving across the frontage of the property in the alley.

3. Street lighting is required to meet current city lighting levels.

4. Traffic impact fees will be owed at the time of building permit issuance. Based on the City's current fee schedule, estimated traffic impact fees for the proposed dental offices will be $20,151.92. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.

GENERAL COMMENTS

1. Separate permits and fees for storm connections, side sewer and water meter installations will be required.

2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall confirm to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.

3. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.

TRANSPORTATION MITIGATION FEE

Project Name: My Dental

Project Address: 521-525 Park Avenue North

Contact Person:

Permit Number: LUA15-000729

Project Description: The site currently contains two Single Family Home that are proposed for removal. The project proposes to combine two parcels into one and construct a new 3422 SF, single story medical office building.

Land Use Type:

- [X] Residential (Existing)
- [ ] Retail
- [X] Non-retail (Proposed)

Method of Calculation:

- [X] Ordinance 5670 (2015 Development Fees)
- [ ] ITE Trip Generation Manual, 9th Edition
- [ ] Traffic Study
- [ ] Other

Calculation:

Existing: Two Single Family Homes (SFH)
2 SFH x $2,214.44/SFH (Ordinance) = $4,428.88

Proposed: 3,414 SF Medical Office Building
3,422 SF x $7.20/SF (Ordinance) = $24,638.40

TOTAL = Proposed – Existing = $24,638.40- $4,428.88 = $20,209.52

Transportation Mitigation Fee: $20,209.52

Calculated by: B. Bannwarth Date: 11/06/2015

Date of Payment:

EXHIBIT 20

New Search | Property Tax Bill | Map This P

PARCEL

Parcel Number	722400-0855
Name	PARK 09 L L C
Site Address	525 PARK AVE N 98055
Legal	RENTON FARM PLAT

BUILDING 1

Year Built	1935
Total Square Footage	790
Number Of Bedrooms	2
Number Of Baths	1.00
Grade	5 Fair
Condition	Average
Lot Size	5375
Views	No
Waterfront	

TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2015 Levy Code: 2100 Total Levy Rate: $12.63329 Total Senior Rate: $8.01005

Levy distribution pie chart

36.60% Voter Approved

Click here to see levy distribution comparison by year.

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value ($)	Appraised Imps Value ($)	Appraised Total ($)	Taxable Land Value ($)	Taxable Imps Value ($)	Taxable Total ($)
2015	2016	118,000	36,000	154,000	118,000	36,000	154,000
2014	2015	104,000	35,000	139,000	104,000	35,000	139,000
2013	2014	95,000	20,000	115,000	95,000	20,000	115,000
2012	2013	96,000	23,000	119,000	96,000	23,000	119,000
2011	2012	65,000	97,000	162,000	65,000	97,000	162,000
2010	2011	70,000	98,000	168,000	70,000	98,000	168,000
2009	2010	70,000	101,000	171,000	70,000	101,000	171,000
2008	2009	82,000	134,000	216,000	82,000	134,000	216,000
2007	2008	82,000	115,000	197,000	82,000	115,000	197,000
2006	2007	57,000	115,000	172,000	57,000	115,000	172,000
2005	2006	53,000	109,000	162,000	53,000	109,000	162,000
2004	2005	50,000	87,000	137,000	50,000	87,000	137,000
2003	2004	50,000	73,000	123,000	50,000	73,000	123,000
2002	2003	50,000	73,000	123,000	50,000	73,000	123,000
2001	2002	42,000	67,000	109,000	42,000	67,000	109,000
2000	2001	42,000	54,000	96,000	42,000	54,000	96,000
1999	2000	42,000	46,000	88,000	42,000	46,000	88,000
1998	1999	42,000	33,000	75,000	42,000	33,000	75,000
1997	1998	0	0	0	42,800	31,300	74,100
1996	1997	0	0	0	54,000	16,200	70,200
1994	1995	0	0	0	54,000	16,200	70,200
1992	1993	0	0	0	63,400	16,200	79,600
1990	1991	0	0	0	38,400	16,200	54,600
1988	1989	0	0	0	29,000	18,300	47,300
1986	1987	0	0	0	24,200	16,700	40,900

Reference Links

- King County Taxin Districts Codes an Levies (.PDF)
- King County Tax Links
- Property Tax Advisor
- Washington State Department of Revenue (External link)
- Washington State Board of Tax Appeals (External link)
- Board of Appeals/Equalizati
- Districts Report
- iMap
- Recorder's Office
- Scanned images of surveys and other map documents
- Scanned images of plats

Notice mailing date: 09/24/2015

1984	1985	0	0	0	22,300	18,100	40,400
1982	1983	0	0	0	22,300	18,100	40,400

New Search | Property Tax Bill | Map This Property | Glossary of Terms | Area Report | Property Detail

PARCEL

Parcel Number	722400-0850
Name	PARK 09 L L C
Site Address	521 PARK AVE N 98055
Legal	RENTON FARM PLAT

BUILDING 1

Year Built	1929
Total Square Footage	430
Number Of Bedrooms	0
Number Of Baths	1.00
Grade	4 Low
Condition	Poor
Lot Size	4837
Views	No
Waterfront	

TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2015 Levy Code: 2100 Total Levy Rate: $12.63329 Total Senior Rate: $8.01005

Levy distribution pie chart

36.60% Voter Approved

Click here to see levy distribution comparison by year.

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value ($)	Appraised Imps Value ($)	Appraised Total ($)	Taxable Land Value ($)	Taxable Imps Value ($)	Taxable Total ($)
2015	2016	106,000	1,000	107,000	106,000	1,000	107,000
2014	2015	94,000	1,000	95,000	94,000	1,000	95,000
2013	2014	86,000	1,000	87,000	86,000	1,000	87,000
2012	2013	87,000	4,000	91,000	87,000	4,000	91,000
2011	2012	55,000	48,000	103,000	55,000	48,000	103,000
2010	2011	59,000	48,000	107,000	59,000	48,000	107,000
2009	2010	59,000	50,000	109,000	59,000	50,000	109,000
2008	2009	69,000	69,000	138,000	69,000	69,000	138,000
2007	2008	69,000	57,000	126,000	69,000	57,000	126,000
2006	2007	48,000	62,000	110,000	48,000	62,000	110,000
2005	2006	45,000	59,000	104,000	45,000	59,000	104,000
2004	2005	43,000	54,000	97,000	43,000	54,000	97,000
2003	2004	43,000	44,000	87,000	43,000	44,000	87,000
2002	2003	43,000	44,000	87,000	43,000	44,000	87,000
2001	2002	38,000	1,000	39,000	38,000	1,000	39,000
2000	2001	38,000	1,000	39,000	38,000	1,000	39,000
1999	2000	38,000	1,000	39,000	38,000	1,000	39,000
1998	1999	38,000	1,000	39,000	38,000	1,000	39,000
1997	1998	0	0	0	38,500	1,000	39,500
1996	1997	0	0	0	54,000	1,100	55,100
1994	1995	0	0	0	54,000	1,100	55,100
1992	1993	0	0	0	63,400	1,100	64,500
1990	1991	0	0	0	38,400	1,100	39,500
1988	1989	0	0	0	26,100	12,600	38,700
1986	1987	0	0	0	21,600	8,600	30,200

Reference Links

- King County Taxin Districts Codes an Levies (.PDF)
- King County Tax Links
- Property Tax Advisor
- Washington State Department of Revenue (External link)
- Washington State Board of Tax Appeals (External link)
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- Districts Report
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- Recorder's Office
- Scanned images of surveys and other map documents
- Scanned images of plats

Notice mailing date: 09/24/2015

1984	1985	0	0	0	20,300	7,300	27,600
1982	1983	0	0	0	20,300	7,300	27,600