

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

Pursuant to WAC 197-11-600(4)(c) and WAC 197-11-625

**Addendum to the Longacres Business Center
as Addended by the City of Renton (LUA15-000076)
Determination of Non-Significance - Mitigated (DNS-M)**

Date of Addendum: May 4, 2015

Date of Original Issuance of SEPA Threshold Determination: March 23, 2015

Proponent: City of Renton, Parks Planning & Natural Resources

Project Numbers: LUA15-000076, ECF, SA-H

Project Names: Longacres Business Center

Location: SW Corner of SW 27th St and Naches Ave SW
(Approximately at 2715 Naches Ave SW)

Lead Agency: City of Renton, Department of Community & Economic Development

Review Process: Addendum to previously issued Determination of Non-Significance - Mitigated (DNS-M)

Proposal / Purpose of Addendum: The original SEPA threshold determination for the Longacres Business Center was issued on March 23, 2015, pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended). The DNS-M included four (4) mitigation measures. A 14-day appeal period commenced on March 27, 2015 and ended on April 10, 2015. No appeals of the threshold determination were filed.

The application included the development of an 11.8 acre site with two (2) standalone buildings totaling 250,825 square feet, 790 parking stalls, perimeter and interior landscaping, along with a 30-foot landscape berm on SW 27th Street. The allowed uses include general office, laboratory and warehouse space. Upon additional information from the City of Renton Transportation Department, and due to recent revisions to the site plan, the applicant is requesting certain site plan and street modifications to the Longacres Business Center site plan.

The project was presented in a public hearing on April 14, 2015 and approved with conditions by the Hearing Examiner on April 28, 2015.

The intended purpose of the subject SEPA Addendum is to disclose the intended changes to the original mitigation measures, specifically 2 and 3. With the Addendum documentation, the applicant has provided a description of the proposed changes to the original site plan along with an updated site plan (attached). The Addendum request was prepared by Molly Ryan Carson dated April 29, 2015. The letter illustrates the proposed modification to generator landscaping, SW 27th St, Naches Ave SW, and the location of the water main associated with the project.

Original Mitigation Measures:

- 1. Project construction shall be required to comply with the recommendations found in the Geotechnical Study conducted by Terra Associates, Inc. (dated January 26, 2015).*
- 2. The applicant shall provide street frontage improvements on the south side of SW 27th Street (Strander Blvd) right-of-way. Street improvements shall include a six-foot planter strip followed by a six-foot concrete sidewalk. The street frontage right-of-way improvements shall begin at the southwest intersection of SW 27th Street and Naches Ave SW and continue west towards Burlington Northern Railroad for a total distance of 360 feet beyond the existing intersection centerline or until the easterly limits of the existing fire hydrant located approximately 65 feet west of the proposed driveway access on SW 27th Street.*
- 3. The applicant shall provide a minimum 30-foot wide landscaped buffer with a berm along SW 27th Street. The 30-foot landscape berm shall begin measuring from behind the required six-foot sidewalk. The width of the buffer may be reduced to no less than 15 feet near the existing retaining wall at the northwest property line.*
- 4. The applicant shall be subject to independent secondary peer review of the submitted Geotechnical Study conducted by Terra Associates, Inc. (dated January 26, 2015) for the proposed surcharging to obtain the desired net allowable bearing capacity for the conventional spread footing design of the two-story building. The secondary review shall be at the expense of the applicant. The applicant may forgo secondary review should they choose an alternate ground improvement technique, such as vibrated stone columns or aggregate rammed piers, due to the site's high seismic hazards.*

Proposed Amended Mitigation Measures:

- 2. The applicant shall provide a convenient and pedestrian friendly sidewalk from the intersection of SW 27th Street (Strander Blvd) and Naches Ave SW to the northern portion of Building A. The sidewalk shall be a minimum of 5 feet wide and may be located behind the 30-foot wide landscape berm on SW 27th Street.*
- 3. The applicant shall provide a minimum 30-foot wide landscaped buffer along the majority of SW 27th Street with a berm. The width of the buffer may taper to 20 feet then 14 feet at the far northwest portion of the site, or near the existing retaining wall.*

ANALYSIS:

It has been determined that the environmental impacts of the proposal were adequately addressed under the analysis of significant impacts contained within the previously adopted DNS-M. Based on WAC 197-11-600(4) c, the addendum process may be used if analysis or information is added that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document.

The relocation and size of the sidewalk on SW 27th St and ultimate placement of the 30-foot landscape berm would not change the analysis or impacts in the State Environmental Policy Act (SEPA) Review. Maintaining a clear, safe pathway is still of the utmost importance to all.

The City of Renton is hereby issuing a SEPA Addendum pursuant to WAC 197-11-600.

This Addendum is appropriate because it contains only minor information not included in the original Determination and there are no additional environmental impacts related to inclusion of the new information.

DECISION: The City of Renton is hereby issuing a SEPA Addendum pursuant to WAC 197-11-600. Mitigations #2 and #3 shall be revised to read:

2. The applicant shall provide a convenient and pedestrian friendly sidewalk from the intersection of SW 27th Street (Strander Blvd) and Naches Ave SW to the northern portion of Building A. The sidewalk shall be a minimum of 5 feet wide and may be located behind the 30-foot wide landscape berm on SW 27th Street.

3. The applicant shall provide a minimum 30-foot wide landscaped buffer along the majority of SW 27th Street with a berm. The width of the buffer may taper to 20 feet then 14 feet at the far northwest portion of the site, or near the existing retaining wall.

Additional Information: If you would like additional information, please contact Clark H. Close, Associate Planner, City of Renton Planning Division, Department of Community & Economic Development at (425) 430-7289.

There is no comment period for this Addendum, dated **May 4, 2015** issued by the City of Renton Environmental Review Committee.

**ENVIRONMENTAL REVIEW COMMITTEE
SIGNATURES:**

**Gregg Zimmerman, Administrator
Public Works Department**

Date

Kelly Bennett *FEB T.H.*

5/4/15

**Terry Higashiyama, Administrator
Community Services Department**

Date

Mark Peterson

**Mark Peterson, Administrator
Fire & Emergency Services Department**

May 9, 2015

Date

C.E. Vincent

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

5/9/15

Date

WWW.RYANCOMPANIES.COM

RYAN COMPANIES US, INC.
3900 East Camelback Road, Suite 100
Phoenix, AZ 85018-2653



602-322-6100 tel
602-322-6300 fax

April 29, 2015

Clark Close
Associate Planner
City of Renton
425-430-7289

Re: Request for Project Addendum to the ERC Approval, Longacres Business Center Site Plan and Street Modification, Renton, Washington

Mr. Close,

As a follow up to my email dated April 20, 2015, we are requesting certain site plan and street modifications to the Longacres Business Center site plan, as presented in the hearing April 14, 2015 and approved by the Hearing Examiner April 28, 2015. Below is further detail for each request and attached for your review is our revised site plan, illustrating proposed modifications to Generator Landscaping, SW 27th St., Naches Ave and the location of the Water Main associated with the above mentioned project.

Condition 2. a. - Generator Landscaping

The attached site plan includes landscaping to the west of the generator. Adding landscaping to the south of the generator would affect parking, access to truck apron and general ingress and egress for the project. Additional landscaping would also cause difficulties accessing the generator for maintenance and repairs.

Condition 4. b. - SW 27th St.

Following our original submittal, we incorporated a 30' landscape buffer along the majority of SW 27th as requested by the City. The landscape buffer tapers to 20' then 14' at the far west of the site due to site constraints and the change in elevation on the north western corner of the site. The tapering of the landscape set back is also required to maintain our parking ratio as is. Additionally, the updated plan shows a pedestrian path on site that allows for safe travel through our site to the crosswalk at the corner of SW 27th and Naches Ave. As we discussed, maintaining a clear, safe pathway for Group Health's employees is of paramount importance.

Condition 4. a. - Naches Ave.

The plan identifies a 5' sidewalk and 5' landscape strip from the corner of SW 27th St and Naches Ave. south to our employee entrance. From that entrance our pedestrian traffic moves into our site and along the front of building B. We've increased the sidewalk width along the building (B) to a spacious 10', allowing for a comfortable and pleasing pedestrian experience. This 10' sidewalk terminates at the far south corner of the building. As discussed, it is our and Group Health's strong desire to minimize pedestrian traffic any further south on the site, from a safety and security perspective. This is our back of house area, with truck traffic and the shipping and receiving of sensitive material.

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Condition 6. - Water Main

The current plan is to complete the installation of a second 12-inch water line (about 800 feet) in SW 27th Street from Oakesdale Ave SW to an existing 12-inch line east of the Federal Reserve Building, and an onsite 12-inch looped water main around the proposed buildings connecting to the existing water mains in Naches Ave SW and in SW 27th St. Based on the results of the analysis, the above onsite and off-site water main extensions can provide 5,250 gpm of fire flow capacity. Please note that the original route for the off-site water main, as determined by the City, would require the developer to acquire an easement across properties north of SW 27th St that are owned by the Boeing Company. The easement acquisition process could take a considerable amount of time and create a delay to the construction schedule. Our understanding is we have approval to locate this waterline within SW 27th Street, should we be unsuccessful securing an easement with Boeing in the necessary time. Please confirm.

Please contact me with any questions.

Regards,

A handwritten signature in black ink, appearing to read "Molly Ryan Carson". The signature is fluid and cursive, written over a light blue horizontal line.

Molly Ryan Carson
Vice President - Ryan Companies US, Inc.
602-322-6140

CC: Chip Vincent – City of Renton
Dave Williams – Ryan Companies

Attachments: Original Site Plan – February 6, 2015 A1.1
Updated Site Plan – April 7, 2015 A1.1

Updated Site Plan

SITE NOTES:

PARKING PROVIDED
 17 (23)
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TOTAL PARKING SPACES
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PERMITS REQUIRED
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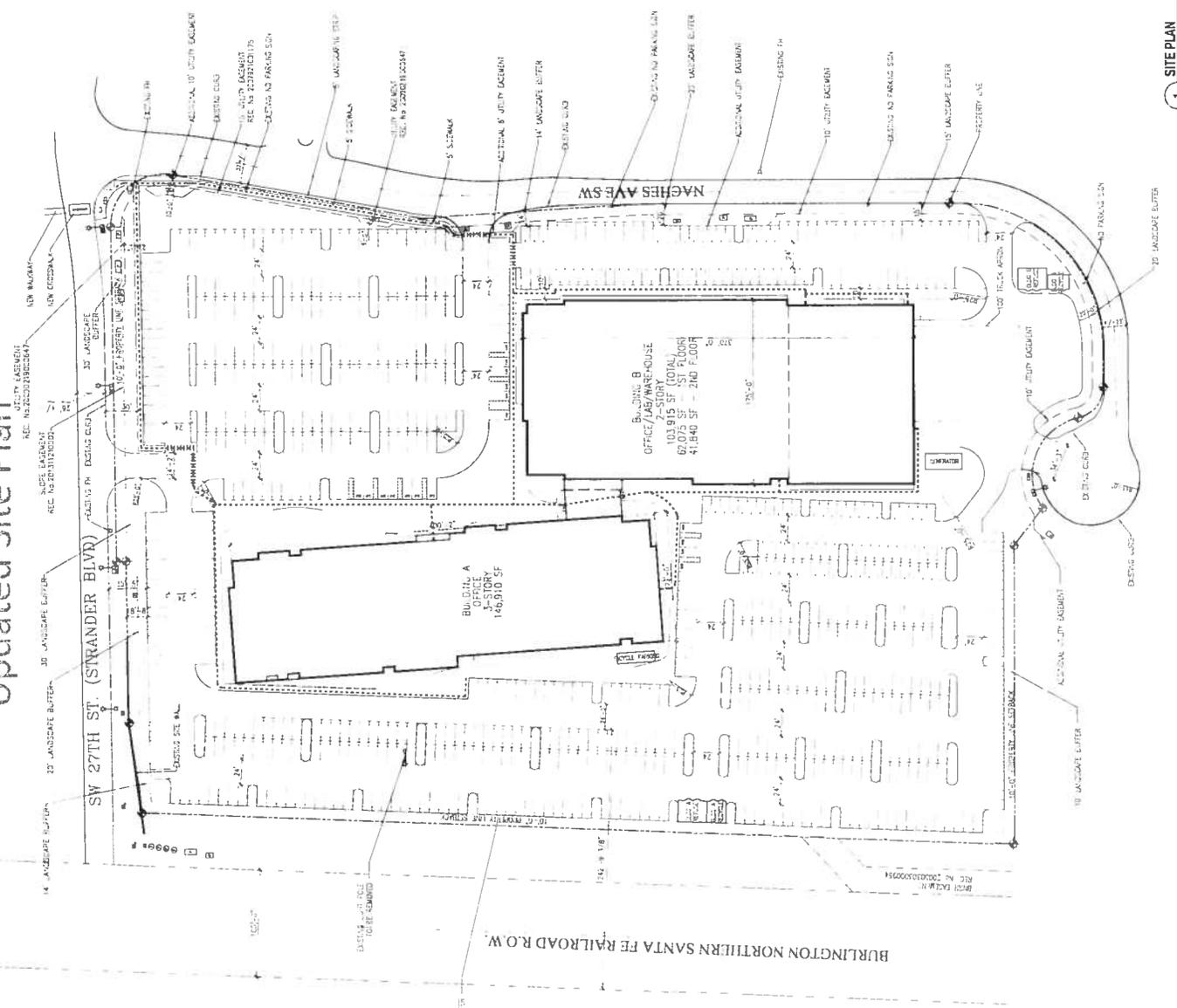
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LONGACRES BUSINESS CENTER
 SW 27TH ST & NACHES AVE SW
 RENTON, WA

COMMENTS

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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ISSUED

MARK	DATE	DESCRIPTION
1	3/14/2010	ISSUED FOR PERMITS

PROJECT NUMBER: 10001000
 DRAWN BY: JF
 ISSUE DATE: 04/27/2010
 SEAL

SHEET TITLE / NUMBER
 SITE PLAN
 A1.1

