

Denis Law
Mayor

City of
Renton



February 13, 2015

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

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on February 9, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: Kiddie Academy Child Day Care Center
PROJECT NUMBER: LUA15-000021, ECF, SA-A

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 27, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-6593.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Kris Sorensen".

Kris Sorensen
Associate Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

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

PROJECT NUMBER: LUA15-000021, ECF, SA-A
APPLICANT: Paul Franks, Paul Franks Architecture
PROJECT NAME: Kiddie Academy Child Day Care Center

PROJECT DESCRIPTION: The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan Review for a new two-story building at the subject site 353 Bremerton Ave NE within the Commercial Arterial (CA) zone. The subject vacant property is located south of the NE 4th St and Bremerton Ave NE street intersection on the west side of Bremerton Ave NE. The site is 31,243 sf in area and the proposed building would contain 12,548 sf split between the two floors for the development of a children's day care center. Other site improvements include play areas with play structures, vehicle parking, monument sign, pedestrian plaza, and landscaping. Existing vehicle access to the site is provided from NE 4th St and Bremerton Ave NE. Existing street improvements within Bremerton Ave NE right-of-way were approved to be retained through a city modification approval. The site is located in the City's aquifer protection area and no other critical areas are identified on the property.

PROJECT LOCATION: 353 Bremerton Ave NE
LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 27, 2015. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: February 13, 2015

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



DATE OF DECISION:

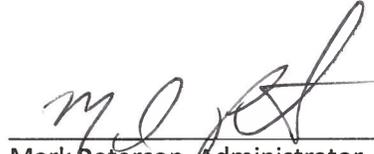
FEBRUARY 9, 2015

SIGNATURES:



Gregg Zimmerman, Administrator
Public Works Department

2/9/15
Date



Mark Peterson, Administrator
Fire & Emergency Services

2/9/15
Date



Terry Higashiyama, Administrator
Community Services Department

2/9/15
Date



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

2/9/15
Date

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

PROJECT NUMBER: LUA15-000021, ECF, SA-A
APPLICANT: Paul Franks, Paul Franks Architecture
PROJECT NAME: Kiddie Academy Child Day Care Center

PROJECT DESCRIPTION: The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan Review for a new two-story building at the subject site 353 Bremerton Ave NE within the Commercial Arterial (CA) zone. The subject vacant property is located south of the NE 4th St and Bremerton Ave NE street intersection on the west side of Bremerton Ave NE. The site is 31,243 sf in area and the proposed building would contain 12,548 sf split between the two floors for the development of a children’s day care center. Other site improvements include play areas with play structures, vehicle parking, monument sign, pedestrian plaza, and landscaping. Existing vehicle access to the site is provided from NE 4th St and Bremerton Ave NE. Existing street improvements within Bremerton Ave NE right-of-way were approved to be retained through a city modification approval. The site is located in the City’s aquifer protection area and no other critical areas are identified on the property.

PROJECT LOCATION: 353 Bremerton Ave NE
LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. The applicant shall comply with the recommendations included within the “Geotechnical Engineering Study,” prepared by Earth Solutions NW LLC, dated December 19, 2014.
2. The applicant shall contract with a Geotechnical engineer in order to verify that the earthwork, foundation and other recommendations have been properly interpreted and implemented in the design and engineering plan documents. Geotechnical monitoring services shall also be provided during construction covering inspections as recommended in the geotechnical report.
3. The applicant shall provide a fill source statement for fill used at the site for project development to be submitted with the construction permit application.

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Recommendations: EXISTING CONDITIONS

WATER There is an existing 12 inch water main (water plan no. W 3475) located within a 15 foot easement along the north property line.

The 12 inch water main can deliver approximately 2,500 gpm at 20 psi residual pressure. The static water pressure is 65 psi at elevation 414 feet. There is also an existing 8 inch main in Bremerton Ave NE that can deliver 2,500 gpm. The project is within the City of Renton's Highlands 565 zone water service area. There are 2 hydrants within 300 feet of the site and each hydrant can deliver 1,000 gpm.

SEWER Sewer service is provided by the City of Renton. There is an existing 8 inch sewer main in the alley to the rear of the lots.

STORM There is a drainage conveyance system on the site.

STREETS There is existing fronting improvements fronting the site in Bremerton Ave NE

CODE REQUIREMENTS

WATER

1. The preliminary fire flow requirement per the Fire Marshall's office is 1,500 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 is be required within 300 feet of the building. There are 2 hydrants within 300 feet of the site and each hydrant can deliver 1,000 gpm.

Existing hydrant(s) counted as fire protection will be required to be retrofitted with storz fitting if not already installed.

2. Installation of a backflow prevention assembly (DDCVA) in an underground vault outside of the building for the fire sprinkler system per Renton standard plan will be required. The DDCVA may be installed inside the building if the installation meets the conditions of the City standard plan no. 360.5.

3. System development fee for water is based on the size of the new domestic water meter that will serve the new building. The development is subject to water system development charges, meter installation fees based on the size of the domestic meter and fire service line. Fee for a 2 inch domestic water meter is \$24,720.00. Fee for a 4 inch fire line is \$10,050.00

4. Fee for a 2 inch meter drop in by the City is \$950.00.

5. 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.

6. Existing water stubs on the existing 12 inch water line that are not used shall be capped at the main line.

7. Civil plans for the water main improvements will be required and must be prepared by a professional engineer registered in the State of Washington.

SANITARY SEWER

1. There is an 8 inch sewer main in Bremerton Ave NE.
2. System development fee for sewer is based on the size of the domestic water meter that will serve the new building. This is payable prior to issuance of the construction permit. Sewer fee based on a 2 inch domestic water meter is \$17,080.00.

SURFACE WATER

1. A surface water system 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 memo dated January 9th, 2015 was submitted by CORE Engineers. The site falls within the Peak Rate Flow Control Duration Standard, Forested Conditions. The subject site (Lot 2) is the result of a two lot commercial short plat. Key Bank was built on Lot 1 and a commercial office building was proposed to be built on Lot 2. A drainage report and drainage plans were submitted, reviewed and approved in 2008. An underground combined detention and water quality storm vault was designed to the Level II flow control standard and was sized to provide detention for the development of both lots. The engineer has provided a copy of the "approved" TIR and provided confirmation that the vault is sized to meet the City's current drainage requirements with the development of this site. In fact the proposed site will create 0.29 acres less impervious surface area than the original office building proposal in 2008.
3. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

TRANSPORTATION

1. On August 9, 2011, Neil Watts, Development Services Director approved a street modification request submitted by David E. Cayton for the Key Plaza Short Plat. The approval allowed existing frontage improvements along NE 4th Street and Bremerton Ave NE to remain and no dedication of right would be required on Bremerton or NE 4th Street. No frontage improvements along Bremerton Ave NE are required for this project.
2. Traffic impact fees shall be assessed as determined by the ITE trip generation manual.
3. A Traffic Impact Analysis prepared by Parametrix Engineering dated January 14, 2015 was submitted with the site plan application. The analysis was an update to the previously approved traffic study prepared by Traffic Consulting Northwest in August 2007 for the short plat and development of the Key Bank site and proposed commercial office building at that time. The purpose of the new traffic impact analysis was to provide new data and traffic volume information for 2015 and determine what if any traffic impacts would be created as a result of this project. No traffic impacts are expected as a result of this project. The increased traffic created by the development will be mitigated by payment of transportation impact fees.

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 conform 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.

Fire Review - Building Comments Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. Fire impact fees are applicable at the rate of \$0.45 per square foot of space. This fee is paid at time of building permit issuance.

Fire Related Impact Comments:

1. The preliminary fire flow is 1,500 gpm. A minimum of two fire hydrants are required. One within 150 feet and two within 300 feet of the building. One hydrant is required within 50 feet of the fire department connection. It appears adequate fire flow is available at the site. Existing hydrants may be counted towards the requirements as long as they meet current codes and distance requirements, including 5 inch storz fittings.
2. Approved fire sprinkler and fire alarm systems are required throughout the building. Separate plans and permits required by the fire department. Direct outside access is required to the fire sprinkler riser room. Fully addressable and full detection is required for the fire alarm system.
3. Fire department apparatus access roadways are required within 150 feet of all points on the building. Fire lane signage required for the on site roadway. Required turning radius are 25 feet inside and 45 feet outside. Roadways shall be a minimum of 20 feet wide. Roadways shall support a minimum of a 30 ton vehicle and 75 psi point loading.
4. An electronic site plan is required prior to occupancy for pre fire planning purposes.

Planning Review Comments Kris Sorensen | 425-430-6593 | ksorensen@rentonwa.gov

Recommendations: Planning:

1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
5. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Police Review Comments Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: POLICE RELATED COMMENTS

16 Police Calls for Service Estimated Annually

To protect materials and equipment during construction, it is recommended that all materials and tools be locked up when not in use.

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

I also recommend the developer post "No Trespassing" signs on the property while it's under construction. This will aid police in contacting subjects who may be on the property after hours. The use of off duty police officers or private security guards to patrol the site during the hours of darkness is an option.

All exterior doors should be made of solid metal or metal over wood, with heavy duty deadbolt locks, latch guards or pry resistant cylinders around the locks, and peepholes. If glass doors are used, they should be fitted with the hardware described above and additionally be fitted with a layer of security film. Security film can increase the strength of the glass by up to 300%, greatly reducing the likelihood of breaking glass to gain entry. Access to the back of the buildings

should be limited, preferably with security fencing, as these areas will be vulnerable to crime due to the lack of natural surveillance by personnel and/or area homes or other businesses.

It is recommended that the property be monitored (both inside and outside) with recorded security and that an alarm system be utilized after hours. It's not uncommon for businesses to experience theft and/or vandalism during the hours of darkness. It is important to direct all foot traffic towards the main entrance of the child care facility – this includes any employees, vendors, or delivery personnel.

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

The structure should have a building number clearly posted with numbers at least 12" in height and of a color contrasting with the building.

This will assist emergency personnel in locating the correct location for response.

Landscaping should be installed with the objective of allowing visibility – not too dense and not too high. Too much landscaping will make both employees and parents feel isolated and pulled from view of environmental traffic and could provide criminals with concealment to commit crimes such as burglary.

It is key for a business to have appropriate lighting and signage. "No Trespassing" signs should be posted in conspicuous locations, including entrances to the property and parking areas.

I highly recommend that the developer have a Renton Police Crime Prevention Representative conduct a security survey of the premises once construction is complete. Contact Cyndie Parks, 425.430.7521 when you would like to make an appointment.



NOTICE

OF ENVIRONMENTAL DETERMINATION

ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: Kiddie Academy Child Day Care Center
PROJECT NUMBER: LUA15-000021, ECF, SA-A
LOCATION: 353 Bremerton Ave NE
DESCRIPTION: THE APPLICANT IS REQUESTING ENVIRONMENTAL (SEPA) REVIEW AND ADMINISTRATIVE SITE PLAN REVIEW FOR A NEW TWO-STORY BUILDING AT THE SUBJECT SITE 353 BREMERTON AVE NE WITHIN THE COMMERCIAL ARTERIAL (CA) ZONE. THE SUBJECT VACANT PROPERTY IS LOCATED SOUTH OF THE NE 4TH ST AND BREMERTON AVE NE STREET INTERSECTION ON THE WEST SIDE OF BREMERTON AVE NE. THE SITE IS 31,243 SF IN AREA AND THE PROPOSED BUILDING WOULD CONTAIN 12,548 SF SPLIT BETWEEN THE TWO FLOORS FOR THE DEVELOPMENT OF A CHILDREN'S DAY CARE CENTER. OTHER SITE IMPROVEMENTS INCLUDE PLAY AREAS WITH PLAY STRUCTURES, VEHICLE PARKING, MONUMENT SIGN, PEDESTRIAN PLAZA, AND LANDSCAPING. EXISTING VEHICLE ACCESS TO THE SITE IS PROVIDED FROM NE 4TH ST AND BREMERTON AVE NE. EXISTING STREET IMPROVEMENTS WITHIN BREMERTON AVE NE RIGHT-OF-WAY WERE APPROVED TO BE RETAINED THROUGH A CITY MODIFICATION APPROVAL. THE SITE IS LOCATED IN THE CITY'S AQUIFER PROTECTION AREA AND NO OTHER CRITICAL AREAS ARE IDENTIFIED ON THE PROPERTY.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 27, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED.



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

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

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