

Denis Law
Mayor

City of
Renton



August 7, 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 August 3, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: ATS Automation Expansion
PROJECT NUMBER: LUA15-000478, ECF, MOD, SA-A

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on August 21, 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) 430-6598.

For the Environmental Review Committee,

A handwritten signature in cursive script that reads "Jill K. Ding".

Jill Ding
Senior 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: LUA15-00478, ECF, MOD, SA-A

APPLICANT: Paul Grudhoffer, Weaver Architects

PROJECT NAME: ATS Automation Expansion

PROJECT DESCRIPTION: The applicant is requesting Administrative Site Plan Review and Environmental (SEPA) Review for the construction of a new 3-story 11,526 square foot addition to the north side of an existing 4-story office building. The project site totals 41,474 square feet in area and is located within the Center Downtown (CD) zone and Urban Design District A. Work will include the removal of an existing paved driveway, the demolition of an existing single story wood framed structure and associated gravel parking area, and the relocation of an existing wrought iron gate and fence and concrete fencing. The site currently has a total of 87 surface parking stalls, after the construction of the proposed addition and the reconfiguration of the surface parking, the site would have a total of 90 surface parking stalls. A seismic hazard area is mapped on the project site.

PROJECT LOCATION: 450 Shattuck Ave S

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

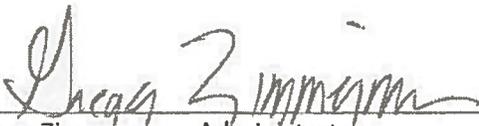
The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review 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 21, 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: **AUGUST 7, 2015**

DATE OF DECISION: **AUGUST 3, 2015**

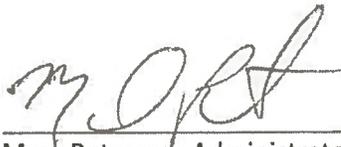
SIGNATURES:



Gregg Zimmerman, Administrator
Public Works Department

8/3/15

Date



Mark Peterson, Administrator
Fire & Emergency Services

8/3/15

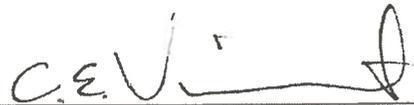
Date



Terry Higashiyama, Administrator
Community Services Department

8/3/15

Date



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

8/3/15

Date

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

PROJECT NUMBER: LUA15-000478, ECF, MOD, SA-A

APPLICANT: Paul Grundhoffer

PROJECT NAME: ATS Automation Expansion

PROJECT DESCRIPTION: The applicant is requesting Administrative Site Plan Review and Environmental (SEPA) Review for the construction of a new 3-story 11,526 square foot addition to the north side of an existing 4-story office building. The project site totals 41,474 square feet in area and is located within the Center Downtown (CD) zone and Urban Design District A. Work will include the removal of an existing paved driveway, the demolition of an existing single story wood framed structure and associated gravel parking area, and the relocation of an existing wrought iron gate and fence and concrete fencing. The site currently has a total of 87 surface parking stalls, after the construction of the proposed addition and the reconfiguration of the surface parking, the site would have a total of 90 surface parking stalls. A seismic hazard area is mapped on the project site.

PROJECT LOCATION: 450 Shattuck Ave S

LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

- a. Project construction shall comply with the recommendations outlined in the Geotechnical Engineering Report prepared by PanGeo, dated December 23, 2014.

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.*

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. The Development Services Division reserves the right to rescind the approved extended haul hours at any time if complaints are received.
2. 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.

3. 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.
4. All landscaping shall be irrigated by an approved irrigation system prior to final occupancy permits.
5. Tree Protection Measures as outlined in RMC 4-4-130H.8 shall be installed prior to the commencement of construction activities and shall remain in effect until project completion.

Water:

1. A fire sprinkler system will be required by the Fire Department.
2. Extension of an 8-inch water main and a new hydrant is required to be located at the rear of the building. This is required by the Fire Department and will provide 1,000 gpm.
3. Installation of a domestic water meter for the new building addition with a reduced backflow prevention assembly (RPBA). The RPBA shall be installed behind the meter and inside a heated enclosure ("hot box") per City standard plan no. 350.2. The sizing of the domestic water meter shall be done in accordance with Chapter 6 of Uniform Plumbing Code.
4. Installation of a landscape irrigation meter with a double check valve assembly if applicable
5. Hydrant(s) counted as fire protection will be required to be retrofitted with a 5-inch quick disconnect storz fitting if not already in place.

Sewer.

1. Not Applicable.

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 report dated May 4, 2015 was submitted by LPD Engineering PLLC with the site plan application. The redevelopment project is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City and The City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and special requirements have been discussed in the report. The 0.95 acre site consists of 0.182 acres of impervious surface area (existing building, asphalt and gravel), and 0.768 acres of existing landscaping. There is an existing two story building (to be retained) on the site. The applicant is proposing to build a 4,100 square foot addition at the north end of the existing building. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard, Existing Conditions. The engineer has shown that flow control is not required for this project since the targeted surfaces will generate less than 0.1 cfs increase in the existing site condition 100 year peak flow. The project is subject to a Level 1 downstream analysis. Stormwater runoff from the site drains to a series of catch basins and pipe systems in Shattuck Ave South, Rainier Ave South and SW 7th Street where it ultimately discharges into the Black River. No downstream flooding or erosion issues were identified in the report. The proposed project will create a new 7,181 square foot asphalt parking lot. Water quality treatment under Core Requirement No. 8 will be required. The engineer has shown a wet vault and a Stormfilter system at the west end of the parking lot.
3. A Construction Stormwater General Permit from Department of Ecology will be required if grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

Transportation:

1. Existing right of way width in this section of Shattuck Ave South is 60 feet. There is an existing 8 foot sidewalk along the east side of Shattuck Ave South, north of the site. This site falls within the City Center Community Planning Area. Per City code, a 12-foot sidewalk with street trees and tree grates are required. To install these improvements, approximately four feet of dedication of right of way would be required. The applicant is requesting a modification to the street standard. Request is to install and match the existing 8-foot sidewalk along Shattuck Ave South. A connection from the sidewalk at the corner of Shattuck Ave South and South 4th Place to the sidewalk fronting the site will need to be made.
2. Installation of LED street lighting may be required fronting the site if lighting levels do not meet city code.
3. Traffic impact fees will be assessed based on the use of the new addition. Fees will be assessed and are payable at building permit issuance.

Fire:

1. The fire impact fees are applicable at the rate of \$0.14 per square foot of additional office area. Fees are paid at time of building permit issuance.
2. The preliminary fire flow requirement is 2,500 gpm based on a fully fire sprinklered building. A minimum of three fire hydrants are required. One fire hydrant is required within 150 feet of the proposed building and two hydrants within 300 feet. One new hydrant shall be required to be installed on the east side of the building to coincide with new fire apparatus access in that area.
3. The existing fire alarm, fire sprinkler and fire standpipe systems are required to be extended into the proposed addition. Separate plans and permits are required to be submitted to the Renton Fire Department for review and permitting.
4. Fire Department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Access is required within 150 feet of all points on the buildings. Proposed access around the proposed addition does not meet any of our requirements and shall be revised or alternate access shall be proposed

Police:

1. To protect materials and equipment it is recommended that all materials and tools be locked up when not in use.
2. 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.
3. Construction trailers should be kept locked when not in use, and should also have a heavy duty deadbolt installed with no less than a one and one half inch throw when bolted. Glass windows in the trailer should be shatter resistant.
4. The business should post the appropriate "No Trespassing" signs on the property while it's under construction. This will aid police in making arrests on the property after hours if suspects are observed vandalizing or stealing building materials.
5. The use of private security personnel to patrol the site during the hours of darkness is recommended.
6. 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.

7. Access to the back of the buildings should be limited, preferably with security fencing, as these areas could be vulnerable to crime due to the lack of natural surveillance by business customers or employees.
8. It is recommended that the commercial areas be monitored with recorded security alarm systems installed. It's not uncommon for businesses to experience theft and/or vandalism during the hours of darkness. An auxiliary security service could be used to patrol the property during those times. It is important to direct all foot traffic towards the main entrance of the buildings. Any alternative employee entrances should have controlled access doors to prevent trespassing.
9. All areas of this project need to have adequate lighting. This will assist in the deterrent of theft from motor vehicle (one of the most common crimes in Renton) as well as provide safe pedestrian travel for both employees and customers.
10. Both structures should have building numbers clearly posted with numbers at least 12 inches in height and of a color contrasting with the building. This will assist emergency personnel in locating the correct location for response.
11. Landscaping should be installed with the objective of allowing visibility – not too dense and not too high. Too much landscaping will make customers and employees feel isolated and will provide criminals with concealment to commit crimes such as burglary.
12. It is highly recommended that the developer have a Renton Police Crime Prevention Representative conduct a security survey of the premises once construction is complete.

General:

1. Separate permits and fees for storm water connections will be required.
2. All required utility, drainage and street improvements will require separate plan submittals prepared according to City of Renton drafting standards by a licensed Civil Engineer.
3. All plans shall be tied to a minimum of two horizontal and vertical controls per the City's current horizontal and vertical control network.