

Denis Law
Mayor

City of
Renton



January 26, 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 January 26, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: Storage One on 4th Expansion
PROJECT NUMBER: LUA14-001641, ECF, SA-H, CU-H, MOD

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 13, 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) 430-7289.

For the Environmental Review Committee,

A handwritten signature in blue ink that reads "Clark H. Close".

Clark H. Close
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: LUA14-001641, ECF, SA-H, CU-H, MOD
APPLICANT: Raymond Gamo, Stricker Cato Murphy Architects
PROJECT NAME: Storage One on 4th Expansion

The applicant, Urban Self Storage, Inc., is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, SEPA Environmental Review, and a modification for a 3-story building totaling 66,767 gross square feet with roughly 2,123 square feet of net rentable retail space and roughly 44,063 square feet of net rentable self-storage space. The vacant 1.83 acre site is located on the south side of NE 4th St just west of the intersection of NE 4th St and Field Pl NE. The approximate address is 4815 NE 4th Street and the project site consists of two parcels (APNs 1523059002 and -9178). The project site is located within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zone. The mixed-use retail and storage building would have an overall height of 38'-4". Access is served by right-in/right-out only. Interior circulation includes a two-way drive aisle from the west side of the lot that serves 25 surface parking stalls. There is also an additional 20' wide fire lane that would serve the east side of the building for emergency access only. The site contains one Category 3 wetland and one Class IV stream (Maplewood Creek) located on the eastern portion of the property. There are a total of 42 significant trees onsite and the applicant is proposing to retain 30 trees in the critical areas and buffers.

The applicant submitted a Geotechnical Study conducted by GEOTECH Consultants, Inc. on May 29, 2014; a Traffic Analysis by Transportation Engineering NorthWest prepared on September 10, 2014; a Preliminary Technical Information Report by Barghausen Consulting Engineers, Inc. prepared on December 9, 2014; and a Wetland Delineation and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants LLC on September 4, 2014. Proposed off-site improvements include half-street frontage improvements on the south side of NE 4th St, including a 5-foot wide landscaped planter, a 5-foot wide sidewalk, and applicable storm improvements. A refuse and recycle modification, from RMC 4-4-090, is being requested in order to reduce the size of the required deposit and collection area. The proposal also includes an 18,200 cubic foot stormwater detention pond on the second parcel at the southwest portion of the site.

PROJECT LOCATION: 4815 NE 4th St (APNs 152305-9002 and 152305-9178)
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 13, 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.

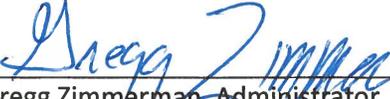
**DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT**



PUBLICATION DATE: January 30, 2015

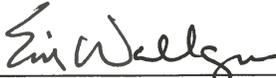
DATE OF DECISION: January 26, 2015

SIGNATURES:



Gregg Zimmerman, Administrator
Public Works Department

1/26/15
Date



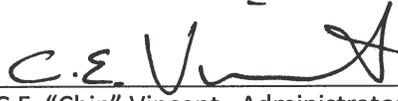
Mark Peterson, Administrator
Fire & Emergency Services

1-26-15
Date



Terry Higashiyama, Administrator
Community Services Department

1/26/15
Date



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

1/26/15
Date

**DETERMINATION OF NONSIGNIFICANCE-MITIGATED (DNS-M)
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA14-001641, ECF, SA-H, CU-H, MOD
APPLICANT: Raymond Gamo, Stricker Cato Murphy Architects
PROJECT NAME: Storage One on 4th Expansion

PROJECT DESCRIPTION: Urban Self Storage, Inc. is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, SEPA Environmental Review, and a modification for a 3-story mixed-use retail and storage building. The vacant site is located on the south side of NE 4th St just west of NE 4th St and Field PI NE. Access is served by right-in/right-out only. Interior circulation includes a two-way drive aisle that serves 25 parking stalls. There is also an additional 20' wide emergency fire access lane on the east side of the building. The site contains a Category 3 wetland and one Class IV stream on the eastern portion of the property. The applicant is proposing to retain 30 trees within the critical areas and buffers. The applicant submitted a Geotechnical Study, a Traffic Analysis, a Preliminary Technical Information Report, and a Wetland Assessment Report. A refuse and recycle modification is being requested in order to reduce the size of the required deposit and collection area. The proposal also includes a stormwater detention pond at the southwest portion of the site.

PROJECT LOCATION: Approximately 4815 NE 4th Street
(APNs 152305-9002 and 152305-9178)

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

MITIGATION MEASURES:

1. Project construction shall be required to comply with the recommendations found in the Geotechnical Study conducted by GEOTECH Consultants, Inc. (dated May 29, 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.*

Plan – Planning Review

Engineering Review Comments

Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

Recommendations: I have completed a preliminary review for the above referenced proposed 3 story mixed-use building containing 44,063 square feet of net rentable space and 2,123 square feet of net retail space. The following comments are based on the application submittal made to the City of Renton by the applicant.

EXISTING CONDITIONS

WATER: The site is located in the City of Renton water service area.

SEWER: The site is located in the city of Renton sewer service area. There is existing 24 inch diameter sewer pipe on NE 4th Street.

STORM: There is storm drainage in NE 4th Street. There is existing 12 inch diameter storm water pipe on the frontage.

STREET: NE 4th Street fronting the site is a Principal Arterial.

CODE REQUIREMENTS

Water

1. The subject development is within the city of Renton water service area.
2. There is no existing City of Renton water main on the NE 4th Street frontage.
3. Fire Department has noted that the preliminary fire flow requirement for the project is 4,000 gpm. To meet the water flow needs, the project proposes the extension of 12" diameter water main from the existing city of Renton water main located approximately 100 feet west of the property. The proposed utility plan also proposes a 12 inch diameter water main through the site and connecting to the an existing water main located in an easement within the property adjacent to the south. The applicant shall obtain the necessary easement from the adjacent south property owner for the connection to the existing water main. Minimum 15 feet wide public water main easement is to be provided for the water main located within private property. The location of the proposed water main on NE 4th Street should be determined based on required separation from other utility lines. If the separation requirements cause the new water main to be located within the pavement, concrete pavement panel replacement will be applicable.
4. Fire hydrants should be based on the requirements of the Renton Fire Department.
5. Installation of a backflow prevention assembly (DDCVA) in vault for the fire sprinkler system. The DDCVA shall be located outside of the building. Proposed location of DDCVA inside the building must be submitted to the City for approval and shall meet the conditions of the City standard plan no. 360.5.
6. Installation of a domestic water meter with a reduced backflow prevention assembly (RPBA).
7. Installation of a separate landscape irrigation meter and double check valve assembly, if required.
8. The development is subject to applicable water system development charges (SDC) and water meter installation fees based on the number and size of the meters for domestic, landscape and fire sprinkler uses. The current rate of SDC fee for 1" domestic meter is \$3,090.00. The rate that is current at the time of utility permit issuance will be applicable.
9. Civil plans for the water main improvements and for the relocation of the existing water main will be required and must be prepared by a registered professional engineer in the State of Washington.

Sanitary Sewer

1. Sewer service is provided by the City of Renton. Side sewer from the existing sewer main (\$2790) on NE 4th street, with manhole inside drop will be required. Concrete pavement panel replacement may be applicable.
2. System development charge (SDC) fee for sewer is based on the size of the new domestic water meter. The current SDC fee for wastewater for 1" meter is \$2,135.00. The rate that is current at the time of utility permit issuance will be applicable.
3. East Renton Interceptor Special Assessment District (SAD) fee is applicable on the site, and the current SAD fee rate is 9.7 cents per square feet of both parcels.
4. The Centex latecomer fee of \$21,672.25 is applicable on the parcel number 1523059002.

Stormwater

1. A geotechnical report prepared by Geotech Consultants, LLC was provided for the project. The report mentions that the soils on the site are Everett gravelly sandy loam and Alderwood gravelly sandy loam. The geotech report mentions that the soil is not suitable for infiltration.
2. A Technical Information Report (TIR) prepared by Barghausen Consulting Engineers, Inc., was submitted for the proposed project. The drainage report follows the 2009 King County Surface Water Manual. Based on the City's flow control map, this site falls within the Flow Control Duration Standard (Forested Site Conditions). A wetland is located on the project site and a stream (Maplewood creek) runs through the east portion of the site.
3. A private detention pond is proposed to serve the flow control facility requirement of the project. Enhanced water quality treatment is required to be provided by the project. The project submittal included a proposal for using modular wetland for the enhanced treatment. The modular wetland is not included the water quality treatment option in the 2009 City of Renton Surface Water Design Manual Amendment to the 2009 King County Surface Water Drainage Manual. An adjustment request (as per section 1.2.8.2 E and section 1.4 of the City Amendment) should be submitted for the review for any water quality facility that is not listed as an option in the 2009 King County Surface Water Drainage Manual. If the adjustment request is not approved, then alternate water quality treatment facility meeting City requirements should be provided. Rain Garden is proposed to meet the storm water BMP requirement for the project.
4. Pumps in the pipe conveyance system have been proposed in the project plans, which is not preferred. As per section 1.2.4.3.1 of the City Amendment, pump systems will be considered only when there is no other physical gravity alternative. The applicant will have to provide information substantiating why a gravity alternative is not possible and an adjustment request (as per section 1.4 of the City Amendments) should be submitted to be reviewed by the City. If the adjustment request approves a pump system, the requirements as per section 4.2.3.1 of the City Amendments will also be applicable. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.
5. A drainage report (TIR) and drainage plan based on the 2009 City of Renton Surface Water Design Manual Amendment should be provided with the utility construction permit. The report and plans should include the terms used the Amendment and the storm water plans should include all details and information required in the Amendment. The Offsite Analysis portion of the drainage report (TIR) should provide more information regarding the upstream and downstream analysis.

6. Required horizontal and vertical separation between storm water features and other utilities and structures as per the 2009 City of Renton Surface Water Design Manual Amendment should be provided.
7. The submitted conceptual utility plan showed one proposed catch basin located in the adjacent south property. Either relocate that catch basin to the current property, or obtain easement from the adjacent south property owner. Plans submitted with the utility construction permit should clearly label all private utility lines and features as 'private', and all private easements as 'private'.
8. A Construction storm water permit from the Department of Ecology is required for projects with clearing and grading exceeding 1 acre.
9. Surface water system development fee for stormwater is applicable. The current rate is \$0.540 per square feet of impervious surface, with a minimum of \$1,350.00. The rate that is current at the time of utility permit issuance will be applicable.

Transportation

1. Payment of transportation impact fee is applicable on the construction of the mixed use building at the time of issuance of the building permit. The transportation impact fee rate that is current at the time of building permit application will be applicable.
2. A trip generation study memo prepared by TENW was submitted for the project. The memo included information that the net new peak hour trips generated by the project will be 5 in the weekday AM peak hour and 13 in the weekday PM peak hour, which is less than the 20 new peak hour trip threshold for requiring a detailed traffic impact study.
3. The City has a conceptual corridor plan for the NE 4th Street corridor. The corridor plan includes a ROW width of 87' for this segment of NE 4th. The assessor map shows an existing ROW width of 92 feet, which meets the ROW width requirement. The plan for the project frontage on NE 4th Street includes a 33' wide paved width from the centerline of the paved surface to the curb. This width includes 2 -11' wide thru-travel lanes, half width (6') of center turn lane/landscaped median, 5' wide bike lane, and 0.5' wide curb. A 5' wide landscaped planter, 5' wide sidewalk, and applicable storm improvements are also required. The City's corridor plan for the NE 4th Street includes c-curbing in the center turn lane in front of the site, which will impose future left turn restrictions on the site. The frontage improvements are required to be provided by the developer. A landscaped planter and sidewalk has been shown in the submitted plans.
4. The site gains access to the public roadway system from NE 4th Street. Right-in right out only driveway is proposed for the project. A second emergency vehicles use only driveway is also proposed for the site. The driveways should meet the requirements of RMC 4-4-080.
5. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector prior to recording the plat.

General Comments

1. All construction or service utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.
2. When utility plans are complete, please submit three (3) copies of the drawings, two (2) copies of the drainage report, permit application, an itemized cost of construction estimate, and application fee at the counter on the sixth floor.
3. Buildings, structures, and walls should not encroach on City utilities or easements.

Fire Review - Building Comments

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

Recommendations:

1. Fire impact fees are applicable at the rate of \$0.56 per square foot of commercial retail space and \$0.08 per square foot of storage space. This fee is paid at time of building permit issuance.

Fire Code Comments:

1. The preliminary fire flow is 4,000 gpm. A minimum of four fire hydrants are required. One within 150 feet and three within 300 feet of the building. Hydrant spacing shall meet maximum spacing requirements of 300 feet also. One hydrant is required within 50 feet of all fire department connections for standpipes and sprinkler systems. Existing hydrants may be counted toward the requirements as long as they meet current code.
2. Approved fire sprinkler and fire alarm systems are required throughout the building. Dry standpipes are required in all stairways. Direct outside access is required to the fire sprinkler riser room. Fire alarm system is required to be fully addressable and full detection is required. Separate plans and permits required by the fire department.
3. Fire department apparatus access roadways are required within 150 feet of all points on the buildings. Fire access roads are required to be a minimum of 20 feet unobstructed width with turning radius of 25 feet inside and 45 feet outside minimum. Fire lane signage required for the onsite roadways. Roadways shall support a minimum of a 30 ton vehicle and 322 psi point loading. Storm retention vaults located in the fire access roadways shall be designed for the required loading.
4. An electronic site plan is required prior to occupancy for pre fire planning purposes.
5. The building shall comply with the City of Renton Emergency Radio Coverage ordinance. Testing shall verify both incoming and outgoing minimum emergency radio signal coverage. If inadequate, the building shall be enhanced with amplification equipment in order to meet minimum coverage. Separate plans and permits are required for any proposed amplification systems.

Planning Review Comments

Clark Close | 425-430-7289 | cclose@rentonwa.gov

Recommendations:

1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance 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 plants 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.

Police Review Comments	Cyndie Parks 425-430-7521 cparks@rentonwa.gov
Recommendations: Minimal impact on police services.	

Technical Services Comments	Bob MacOnie 425-430-7369 bmaconie@rentonwa.gov
Recommendations: Preliminary Plat: Bob MacOnie 12/31/2014 The Boundary and Topography survey does not show the location of the Storm Drainage Easement under Rec. No. 8611251008 for which the City of Renton is the current beneficiary. The City should require the grant and conveyance of a Native Growth Protection Easement for the wetland and any required buffer.	

Community Services Comments	Leslie Betlach 425-430-6619 lbetlach@rentonwa.gov
Recommendations: A. There are no impacts to Parks. Five foot bike lanes as per the adopted trails plan should be provided. In addition Transportation has refined cross section to include bike lanes future R.O.W. for bike lanes (see Jim Seitz or Bob Mahn). B. Please see C. – code-related comments. C. Street trees – only 2 trees along NE 4th Street frontage. One tree should be placed no closer than 30-feet from the street light. The second tree centered in planting strip east of fire access road.	