

Denis Law
Mayor

City of Renton



June 11, 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 June 8, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: Residence Inn by Marriott
PROJECT NUMBER: LUA15-000280, ECF, SA-M, S-A, MOD, VAR

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on June 26, 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
Assistant 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: LUA15-000280, ECF, SA-M, S-A, MOD, VAR
APPLICANT: Western International, 13647 Montfort Drive, Dallas, TX 75240
PROJECT NAME: Residence Inn by Marriott

PROJECT DESCRIPTION: The applicant is requesting Master Site Plan Review, Site Plan Review, Environmental Review, two Variances, and two Modifications in order to construct a 146-guest room hotel and structured parking area. The subject property is located on the east side of Lake Washington Blvd N just north of Houser Way N at 1100 Lake Washington Blvd N. The project site totals 124,691 square feet (2.86 acres) and is located within the Urban Center North - 2 (UC-N2) zone and Design District 'C'. The proposed 124,330 square foot hotel would be 5 stories in height. A total of 147 parking stalls would be provided in a two-level parking garage and parking deck near the northern portion of the site. Access is proposed via Lake Washington Blvd N, and the site contains critical and sensitive slopes and moderate landslide and high erosion hazards. The applicant is proposing to retain 13 of the 59 inventoried trees within the 1.17 developable acres of the site, and is requesting Modification for right-of-way improvements along the south property for a distance of approximately 100 feet and a reduction in the parking ratio that would exclude parking for the employees. In addition, the applicant is requesting a variance from RMC 4-3-050 in order to construct within the critical slopes onsite and from RMC 4-2-120E in order to exceed the maximum front yard setback of five feet.

PROJECT LOCATION: 1100 Lake Washington Blvd N
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 June 26, 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: JUNE 12, 2015

DATE OF DECISION: JUNE 8, 2015

SIGNATURES:

Gregg Zimmerman
Gregg Zimmerman, Administrator
Public Works Department

6/8/15
Date

M. Peterson
Mark Peterson, Administrator
Fire & Emergency Services

6/8/15
Date

Kelly Beggs FOR T.H.
Terry Higashiyama, Administrator
Community Services Department

6/8/15
Date

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

6/8/15
Date

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

PROJECT NUMBER: LUA15-000280, ECF, SA-M, S-A, MOD, VAR
APPLICANT: Western International, 13647 Montfort Drive, Dallas, TX
75240

PROJECT NAME: Residence Inn by Marriott

PROJECT DESCRIPTION: The applicant is requesting Master Site Plan Review, Site Plan Review, Environmental Review, two Variances, and one Modification in order to construct a 146 guest room hotel and structured parking area. The subject property is located on the east side of Lake Washington Blvd N just north of Houser Way N at 1100 Lake Washington Blvd N. The project site totals 124,691 square feet (2.86 acres) and is located within the Urban Center North - 2 (UC-N2) zone and Design District 'C'. The proposed 124,330 square foot hotel would be 5 stories in height. A total of 147 parking stalls would be provided in a two-level parking garage and parking deck near the northern portion of the site. Access is proposed via Lake Washington Blvd N. The site contains critical and sensitive slopes and moderate landslide and high erosion hazards. The applicant is proposing to retain 13 of the 59 inventoried trees within the 1.17 developable acres of the site. The applicant is requesting Modification for right-of-way improvements along the south property for a distance of approximately 100 feet and a reduction in the parking ratio that would exclude parking for the employees. In addition, the applicant is requesting a variance from RMC 4-3-050 in order to construct within the critical slopes onsite and from RMC 4-2-120E in order to exceed the maximum front yard setback of five feet.

PROJECT LOCATION: 1100 Lake Washington Blvd N

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

MITIGATION MEASURES:

1. The applicant shall comply with all design recommendations included within the Geotechnical Report, as prepared by Earth Solutions Northwest LLC (ESNW), updated April 21, 2015 or an updated report submitted at a later date.
2. The applicant shall be required to provide, to the Current Planning Project Manager, a replanting plan of the south and southeast portions of the site ("hillside") that includes identifying disturbances to the existing native vegetation prior to construction permit approval.

3. A prorated share of the traffic signal and roadway improvement costs (currently being constructed by SECO Development) shall be collected from the proposed project based upon the ratio of number of trips that will be added by the project to the number of future baseline trips at the Southport/Gene Coulon Park entrance/Lake Washington Blvd N Intersection. Should SECO establish a street and utility Latecomers Agreement, these funds could be used to reimburse the cost of these roadway improvements in the amount established by such an agreement. The fee will be based on (new PM peak hour trips) / (total PM peak hour trips) x (cost of new signal and improvements). The fee shall be paid prior to final occupancy.
4. The applicant shall create a public outreach plan in coordination with City of Renton to communicate with road users, the general public, area residences and businesses, and appropriate public entities about project information; road conditions in the work zone area; and the safety and mobility effects of the work zone. The public outreach plan shall be submitted to, and approved by, the Current Planning Project Manager prior to engineering permit approval.

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 Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

I have reviewed the application for Environmental Review for the Marriott Residence Inn located at 1100 – Lake Washington Blvd and I have the following comments:

EXISTING CONDITIONS

WATER There is an existing 12-inch water main located within Lake Washington Blvd. (refer to City project plans no. W-0327 & W-2131). The static water pressure is about 120 psi at ground elevation of 40 feet.

SEWER Sewer service is provided by the City of Renton. There is an 8-inch sewer main in Lake Washington Blvd.

STORM There is existing conveyance systems to the south of the site, along Houser Way North & NE Park Drive.

CODE REQUIREMENTS

WATER

1. Two new fire hydrants and one relocated existing fire hydrant are shown on the plans as required by Renton Fire Prevention.
2. Installation of fire sprinkler stub with an 8-inch detector double check valve assembly (DDCVA) for backflow prevention will be required. The DDCVA shall be installed inside the building.

3. Domestic water meter with a reduced backflow prevention assembly (RPBA) is shown on the plans. The RPBA shall be installed behind the meter and inside a heated enclosure (“hot-box”) per City standard plan no. 350.2. This box is to be installed on private property and not within the right-of-way. Meter size 3-inch and above shall be installed inside a concrete vault located outside of the building per City Standard Plan No. 320.4. The applicant/design engineer shall provide adequate room in the parking lot or in the landscape areas for the installation of the water meter(s) vault and fire sprinkler vault.

4. A 1-inch landscape irrigation meter and double check valve assembly (DCVA) was included on the plan sheet.

5. System development fees for water will be owed based on the size of the new domestic water meter, fire line and landscape irrigation meter that will serve the new building. Meter installation fees will be based on the size of each new meter.

SANITARY SEWER

1. 6-inch side sewer connections are shown for the underground parking structure and the hotel are shown on the plans.

2. System development fees for sewer will be owed based on the size of the new domestic water meter(s) that will serve the new building. Meter installation fees will be based on the size of each new meter.

3. Grease interceptor shall be sized in accordance with the UPC and shall be reviewed and approved by the City’s waste water department.

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 April 21, 2015 has been submitted by Barghausen Consulting Engineers with the site plan application. The proposed development is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. The existing 2.89 acre site consists of 1.17 acres of developed area with 1.11 acres of impervious surface area and 0.06 acres of pervious area.

All core and special requirements have been discussed in the report. Based on the City’s flow control map, this site falls within the Flow Control Duration Standard, Existing Conditions. The site is located within the Lake Washington Drainage Basin. Runoff from the new impervious areas will be routed through a detention vault and then in to a modular wetland water quality system before discharging into the City’s conveyance system along Lake Washington Blvd.

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.

4. Traffic impact fees will be determined at time of building permit(s).

5. Paving and trench restoration will comply with the City’s Trench Restoration and Overlay Requirements.

TRANSPORTATION/STREET

1. Existing right-of-way width in Lake Washington Blvd is 60 feet. This street is classified as a collector street. Minimum right-of-way width is 83 feet. To meet the City's complete street standards, street improvements fronting this site would include 22 feet of pavement from the centerline of the roadway, a 0.5 foot of curb, an 8-foot planter strip, an 8 foot sidewalk for a total of 38.5 feet. Approximately 8.5 feet of right of way dedication would be required to install these improvements. Pavement centerline and right-of-way centerline are not always coincident; the final right-of-way width of dedication will need to be surveyed.
2. Street lighting meeting City's lighting levels for arterial streets is required along the project side.
3. A traffic impact analysis is required when estimated vehicular traffic generated from a proposed development exceeds 20 vehicles per hour in either the AM (6:00 - 9:00) or PM (3:00 -6:00) peak periods. A peak hour volume of 20 vehicles per hour would relate to daily volume of approximately 200 vehicles per day. Generally this would apply to commercial sites that generate 20 vehicles per hour.
4. Traffic impact fees for this use will be based on the number of rooms. Current fee is \$1,038.59 per room.

GENERAL COMMENTS

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

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 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 is by permission only. No work is 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.

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

Recommendations: Environmental Impact Comments:

1. Fire mitigation impact fees are currently applicable at the rate of \$0.61 per square foot. No charge for covered parking area. This fee is paid at time of building permit issuance.

Code Related Comments:

1. The preliminary fire flow is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the building. It appears adequate fire flow is available in the area. Hydrants are 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, some of the existing hydrants do and some do not.

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. Maximum grade on roadways is 15%. Roadways shall support a minimum of a 30 ton vehicle and 322 psi point loading. Dead end access roadways exceeding 150 feet will require an approved turnaround. Vertical clearance is minimum 13 feet 6 inches.

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

5. All buildings equipped with an elevator in the City of Renton are required to have at least one elevator meet the size requirements for a bariatric size stretcher. Car size shall accommodate a minimum of a 40 inch by 84 inch stretcher.

6. 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

Police Review Comments Holly Trader | 425-430-7519 | htrader@rentonwa.gov

Recommendations: 184 Police Calls for Service Estimated Annually

CONSTRUCTION PHASE

Theft from construction sites is one of the most commonly reported crimes in the City. To protect materials and equipment it is recommended that all materials and tools be locked up when not in use. The site should have security lighting, and any construction or storage trailers should be completely fenced in with portable chain link fencing. The fence will provide both a

physical and psychological barrier to any prospective criminal and will demonstrate that the area is private property. Construction trailers should be kept locked when not in use, and should be fitted with heavy duty deadbolts with a minimum 1 1/2" throw when bolted. Any construction material that contains copper should be removed from the construction site at the end of each working day. Glass windows in construction trailers should be shatter resistant. Toolboxes and storage containers should be secured with heavy duty padlocks and kept locked when not in use.

"No Trespassing" signs should be posted on the property during the construction phase. These signs allow officers, upon contact, to provide a verbal warning to trespassers that should they be contacted on the property again, they could be cited and/or arrested.

COMPLETED COMPLEX

All exterior doors (to include the structured garage) 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. All strikeplates should have 2 1/2 to 3" wood screws. 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 or gates, as these areas could be vulnerable to crime due to the lack of natural surveillance by hotel guests or staff.

It is recommended that all commercial areas be monitored with recorded security. It's common for hotels to experience theft, burglary and/or vandalism especially during the hours of darkness. This particular part of Renton (following commuter hours) is very quiet, which tends to attract property thieves. An auxiliary security service should be used to patrol the property during random times, preferably between the hours of 10:00 p.m. and 6:00 a.m. It is important to direct all foot traffic into the main entrance of the building. Any alternative employee or guest entrances should have coded access to prevent trespassing. Exterior doors should be checked routinely to insure they are not being propped open (this includes the structured garage). This is a common occurrence, especially when hotel guests or employees go outside to smoke, take out the garbage, etc.

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 guests and employees.

The structured garage will be a very tempting target for auto thieves. Theft from motor vehicle and auto theft are prevalent, and with this garage housing vehicles utilized by travelers, there are likely to be items of value left inside (luggage, clothing, electronic equipment, GPS units, etc.). I recommend the installation, and substantial advertisement of, surveillance cameras inside and outside this garage, an overabundance of lighting, and a noticeable presence of courtesy patrol – especially between the hours of 10:00 p.m. and 6:00 a.m. I strongly recommend this garage be limited access and that a fob or security card system be utilized.

During the summer months, there will be a very large influx of vehicles brought into the area, with very little parking to accommodate. Beach goers will be searching for alternative places to park their cars and with the garage being private property. Police will not be monitoring, towing or citing vehicles inside this structure. You may also want to provide temporary tags for your hotel guests to hang by their rearview mirrors, designating their vehicle as an authorized hotel guest's car.

Landscaping should be installed with the objective of allowing visibility – not too dense and not too high. Too much landscaping will make guest and employees feel isolated and will provide criminals with concealment to commit crimes such as burglary, theft, malicious mischief, etc.

If this hotel will not be on a 24 hours a day / 7 days a week schedule, there will need to be a keypad Knox box provided for Police and Fire so emergency personnel have access keys, fobs, or security cards to all areas of the hotel and garage structure.

I highly recommend that the developer have a Renton Police Crime Prevention Representative conduct a security survey of the premises once construction is complete.

Technical Services Comments Bob Mac Onie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: Site Plan: Bob Mac Onie 05/04/2015

The various pages of the site plan that show the site boundary geometry does not include bearing to center information of non-tangent curves along the boundary.

The basis of bearing is purported to be two City of Renton Survey Control Network monuments but the relative position of the site to these monuments is not shown in the site plan documentation. This would be useful for validating the geometry shown.

Community Services Comments Leslie Betlach | 425-430-6619 | lbetlach@rentonwa.gov

Recommendations:

A. ENVIRONMENTAL IMPACT COMMENTS (from Community Services)

B. POLICY RELATED COMMENTS

1. The minimum Bike Lane width is 5' (not 4') when there is a curbed roadway. Please revise.
2. Request clarification that sufficient employee parking will be available due to the request for "Modification for R.O.W. Improvements."
3. No parking within Coulon Park.

C. CODE RELATED COMMENTS

No comment provided.



NOTICE

OF ENVIRONMENTAL DETERMINATION

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

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

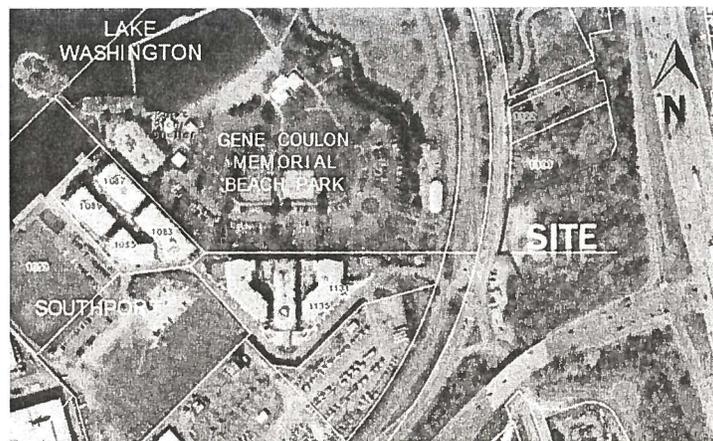
PROJECT NAME: RESIDENCE INN BY MARRIOTT
PROJECT NUMBER: LUA15-000280, ECF, SA-M, S-A, MOD, VAR
LOCATION: 1100 LAKE WASHINGTON BLVD N

Description: The applicant is requesting Master Site Plan Review, Site Plan Review, Environmental Review, two Variances, and two Modifications in order to construct a 146-guest room hotel and structured parking area. The subject property is located on the east side of Lake Washington Blvd N just north of Houser Way N at 1100 Lake Washington Blvd N. The project site totals 124,691 square feet (2.86 acres) and is located within the Urban Center North - 2 (UC-N2) zone and Design District 'C'. The proposed 124,330 square foot hotel would be 5 stories in height. A total of 147 parking stalls would be provided in a two-level parking garage and parking deck near the northern portion of the site. Access is proposed via Lake Washington Blvd N, and the site contains critical and sensitive slopes and moderate landslide and high erosion hazards. The applicant is proposing to retain 13 of the 59 inventoried trees within the 1.17 developable acres of the site, and is requesting Modification for right-of-way improvements along the south property for a distance of approximately 100 feet and a reduction in the parking ratio that would exclude parking for the employees. In addition, the applicant is requesting a variance from RMC 4-3-050 in order to construct within the critical slopes onsite and from RMC 4-2-120E in order to exceed the maximum front yard setback of five feet.

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 June 26, 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.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **JULY 14, 2015** AT 11:00 AM TO CONSIDER THE MASTER SITE PLAN. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



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.