

Denis Law Mayor



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

February 3, 2017

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 30, 2017:

SEPA DETERMINATION: Determination of Nonsignificance - Mitigated (DNS-M)
PROJECT NAME: VMC Medical Office Building & North Garage Expansion
PROJECT NUMBER: LUA16-000938, ECF, BSP, SA-H, MOD

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 17, 2017, 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 Close
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

NOTICE

**OF ENVIRONMENTAL DETERMINATION AND PUBLIC HEARING
ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION**

PROJECT NAME: VMC MEDICAL OFFICE BUILDING & NORTH GARAGE EXPANSION
PROJECT NUMBER: LUA16-000938, ECF, BSP, SA-H, MOD
LOCATION: 400 S 43rd St

DESCRIPTION: The applicant is requesting Binding Site Plan Amendment, Hearing Examiner Site Plan, Environmental (SEPA) review, and a street modification to construct a 5-story 160,000 square foot medical office building and a 7-floor 1,136 stall parking garage expansion at UW Valley Medical Center. Both structures would be constructed over surface parking along the north side of the hospital campus located at 400 S 43rd St. The medical office building includes an underground tunnel connection to the main hospital and a pedestrian bridge to the garage; the garage expansion includes a staff vehicular access ramp to the upper floors from Talbot Rd S. The hospital site is approximately 5.7 acres (247,967 sf) and includes several existing lots and one tract. The project is located within the Commercial & Mixed Use (CMU) land use designation and the Commercial Office (CO) zone and includes three Type F streams (Panther Creek, Streams B and Stream C), high erosion hazards, moderate landslide hazards, regulated slopes, and a large Category II wetland at the northwest corner of the site (Wetland A). The proposal includes an underground detention vault. The project would be built in two (2) phases, the garage expansion followed by the medical office building.

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 17, 2017, 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 **MARCH 14, 2017** AT 12:00 PM TO CONSIDER THE SITE PLAN REVIEW AND GRADE AND FILL PERMIT. 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.

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

PROJECT NUMBER: LUA16-000938, ECF, BSP, SA-H, MOD
APPLICANT: Melanie Gutierrez, NBBJ / 223 Yale Ave N / Seattle, WA 98109
PROJECT NAME: VMC Medical Office Building & North Garage Expansion

PROJECT DESCRIPTION: The applicant is requesting Binding Site Plan Amendment, Hearing Examiner Site Plan, Environmental (SEPA) review, and a street modification to construct a 5-story 160,000 square foot medical office building and a 7-floor 1,136 stall parking garage expansion at UW Valley Medical Center. Both structures would be constructed over surface parking along the north side of the hospital campus located at 400 S 43rd St. The medical office building includes an underground tunnel connection to the main hospital and a pedestrian bridge to the garage; the garage expansion includes a staff vehicular access ramp to the upper floors from Talbot Rd S. The hospital site is approximately 5.7 acres (247,967 sf) and includes several existing lots and one tract. The project is located within the Commercial & Mixed Use (CMU) land use designation and the Commercial Office (CO) zone and includes three Type F streams (Panther Creek, Streams B and Stream C), high erosion hazards, moderate landslide hazards, regulated slopes, and a large Category II wetland at the northwest corner of the site (Wetland A). The proposal includes an underground detention vault. The project would be built in two (2) phases, the garage expansion followed by the medical office building.

PROJECT LOCATION: 400 S 43rd St, Renton, WA 98055 (Main Hospital Campus)
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 17, 2017. 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 3, 2017**

DATE OF DECISION: JANUARY 30, 2017

**DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT**



SIGNATURES:

Gregg Zimmerman, Administrator
Public Works Department

Date

A blue ink signature of Rick M. Marshall, consisting of a large, stylized initial "R" followed by a horizontal line.

Rick M. Marshall, Administrator
Fire & Emergency Services

Date

1/30/17

A blue ink signature of Kelly Beymer, written in a cursive style.

Kelly Beymer, Administrator
Community Services Department

Date

1/30/17

A blue ink signature of C.E. "Chip" Vincent, written in a cursive style.

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

Date

1/30/17

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

PROJECT NUMBER: LUA16-000938, ECF, BSP, SA-H, MOD

APPLICANT: Melanie Gutierrez, NBBJ

PROJECT NAME: VMC Medical Office Building & North Garage Expansion

PROJECT DESCRIPTION: The applicant is requesting Binding Site Plan Amendment, Hearing Examiner Site Plan, Environmental (SEPA) review, and a street modification to construct a 5-story 160,000 square foot medical office building and a 7-floor 1,136 stall parking garage expansion at UW Valley Medical Center. Both structures would be constructed over surface parking along the north side of the hospital campus located at 400 S 43rd St. The medical office building includes an underground tunnel connection to the main hospital and a pedestrian bridge to the garage; the garage expansion includes a staff vehicular access ramp to the upper floors from Talbot Rd S. The hospital site is approximately 5.7 acres (247,967 sf) and includes several existing lots and one tract. The project is located within the Commercial & Mixed Use (CMU) land use designation and the Commercial Office (CO) zone and includes three Type F streams (Panther Creek, Streams B and Stream C), high erosion hazards, moderate landslide hazards, regulated slopes, and a large Category II wetland at the northwest corner of the site (Wetland A). The proposal includes an underground detention vault. The project would be built in two (2) phases, the garage expansion followed by the medical office building.

PROJECT LOCATION: 400 S 43rd St, Renton, WA 98055

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 Studies completed by GeoEngineers Inc. for the Medical Office Building (dated September 16, 2016) and the Geotechnical Study for the Parking Garage Expansion (dated August 2, 2016) or updated reports submitted at a later date.
2. The applicant shall voluntarily conduct additional traffic analysis and submit an updated Traffic Impact Analysis (TIA) for the Medical Office Building (originally prepared by Walker Parking Consultants – dated October 17, 2016). The updated TIA

shall address staff comments sent to the applicant on January 10, 2017. The findings and recommendations of the updated TIA may be subject to an independent third party review and/or study and shall comply with any additional recommendations of a secondary TIA. The updated report and the potential secondary analysis of traffic impacts shall be subject to approval by the City of Renton Plan Review Project Manager and the City of Renton Public Works Transportation Division prior to construction permit issuance.

3. Project construction shall be required to construct a traffic signal at the north access road (S 177th St & Talbot Rd S) intersection along with roadway improvements within the intersection to ensure the safe and efficient function of the intersection. The traffic signal and roadway improvements shall be reviewed and approved by the City of Renton Plan Review Project Manager and the City of Renton Public Works Transportation Division prior to building permit issuance of the Medical Office Building or any additional traffic being diverted to or from this intersection. The Medical Office Building shall not receive certificate of occupancy until the new traffic signal is fully tested and operational.
4. Access to the North Parking Garage Expansion, via the entrance ramp that extends off the east elevations of parking garage, shall be developed for emergency access only along with a gate that prevents general vehicular access from Talbot Rd S. The gate and ramp location and access shall be subject to review and approval by the City of Renton Plan Review Project Manager, the City of Renton Public Works Transportation Division and the Renton Regional Fire Authority. The emergency access gate may be expanded to a hospital staff key card regulated reader access gate upon the installation of an operational traffic signal at the north access road (S 177th St & Talbot Rd S) intersection along with roadway improvements within the intersection.

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 - Land Use

<p>Police Plan Review Comments</p>	<p>Contact: Sandra Havlik 425-430-7519 SHavlik@Rentonwa.gov</p>
<p>Recommendations: PROJECT LUA16 0938 VMC Medical Office Building & North Garage Expansion City of Renton Department of Planning / Building / Public Works ENVIRONMENTAL & DEVELOPMENTAL APPLICATION REVIEW SHEET</p> <p>POLICE RELATED COMMENTS 271 Police Calls for Service Estimated Annually Combined (80 estimated for Medical Office Building and 191 for Parking Garage)</p> <p>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.</p> <p>COMPLETED COMPLEX All exterior doors (to include the structured parking 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 patients, visitors or staff. It is recommended that all commercial areas be monitored with recorded security. 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 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 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 patients, visitors and employees. This includes the underground tunnel connection to the main hospital as well as the pedestrian bridge to the garage. The structured garage will be a very tempting target for auto thieves. Theft from motor vehicle and auto theft are prevalent. 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. Police will not be monitoring, towing or citing vehicles inside this structure. You may also want to provide temporary tags for your visitors or patients to hang by their rearview mirrors, designating their vehicle as an authorized hospital visitor or patient's car. I would highly recommend emergency phone stations be placed on each level of the parking garage, along the pedestrian bridge, and inside the tunnel connection to the main hospital, to provide quick access to assistance with a direct line to help if needed. These stations can come in the form of a tower phone, pedestal phone, call station or emergency call box. Landscaping should be installed with the objective of allowing visibility – not too dense and not too high. Too much landscaping will make patients, visitors and employees feel isolated and will provide criminals with concealment to commit crimes such as burglary, theft, malicious mischief, etc. Since the parking garage and hospital operate 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 has access keys, fobs, or security cards to all areas of the hospital 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.</p>	

<p>Community Services Review Comments</p>	<p>Contact: Leslie Betlach 425-430-6619 LBetlach@rentonwa.gov</p>
<p>Recommendations: 1. There are no impacts to Parks.</p>	

<p>Technical Services Comments</p>	<p>Contact: Amanda Askren 425-430-7369 aaskren@rentonwa.gov</p>
<p>Binding Site Plat Sheets:</p>	

ADVISORY NOTES TO APPLICANT

LUA16-000938

PLAN - Planning Review - Land Use

Technical Services Comments	Contact: Amanda Askren 425-430-7369 aaskren@rentonwa.gov
<p>Add LUA16 000938 and LND35 0019 in designated spaces.</p> <p>Add the recording information in the header at the top of the sheets to state what BSP this is amending for clarification.</p> <p>Please add Basis of Bearing.</p> <p>Please add statement regarding coordinate system as the coordinates are listed on Sheet 2.</p> <p>Please add equipment used.</p> <p>Please add date the monuments were visited.</p> <p>Please address if corners will be set for the new lots. If not planned, state as such.</p> <p>No Surveyor stamp was found on any sheet. Please add.</p> <p>Please add notes as appropriate for any covenants to be added or to remain from the previous BSP.</p> <p>Remove City Engineer signature line from the Approval Note.</p> <p>Sheet 2 is pretty busy with the information shown as is. Possibly adding an additional sheet with just the lots will help to more clearly show the old vs. new lines but also the revised Lot numbers. On Sheet 2, it would also be helpful to remove the Access Road Centerline. This easement centerline is clearly shown on Sheets 3 and 4.</p> <p>On Sheets 2, 3 and 4, the new lot line for Lot 8 appears to extend past the north boundary line. Also please confirm the dimension associated with the line.</p>	

Planning Review Comments	Contact: Clark Close 425-430-7289 cclose@rentonwa.gov
<ol style="list-style-type: none">1. The Arborist report indicates that there is a Douglas fir Landmark Trees (trees over 30 inches in diameter) that occurs within the wetland/stream buffer that is proposed to be retained. This Douglas fir tree (#343) is listed as a tree in 'fair' condition, 36 inch DBH and located within 20 feet of the proposed parking garage. Conversely, the tree retention plan is identifying tree #343 as an existing evergreen tree to be removed. Please provide a statement that indicates which submitted report or plan is correct. Revise the resubmit the corrected report or plan.2. Talbot Road S is classified as a collector arterial. Per RMC 4 6 060, a collector arterial with three lanes has a required right of way (ROW) width of 94 feet. The required pavement width is 57 feet consisting of two (2) 10 foot wide travel lanes, one (1) 11 foot wide center left turn lane, two (2) 5 foot wide bike lanes, and 8 feet of parking on each side of the street. A 0.5 foot wide curb, 8 foot wide planter, and an 8 foot wide sidewalk, on each side of the street, are also required. Per the King County Assessor's Map, the current ROW width for Talbot Road S is 60 feet. A ROW dedication of approximately 17 feet would be required along the project frontage. The current paved roadway width is approximately 44 feet. An approximately 6 foot wide concrete sidewalk sits behind the existing 0.5 foot wide concrete curb adjacent to the site. A formal street modification request, pursuant to RMC 4 9 250D, would be required to deviate (i.e. retain the existing improvements along Talbot Rd S) from the identified code requirements.3. A King County Wastewater Treatment Division (WTD) WTD facility, the South Renton Trunk sewer line, is located near the proposed project location (see enclosed record drawing). In order to protect this wastewater facility during construction, WTD is requesting that the project proponent submit construction drawings for the project, so that WTD can assess its potential impacts. Please acknowledge that drawings must be sent to Mark Lampard, Local Public Agency Coordinator, King County WTD, Project Management Unit.4. Label the setback between the existing parking garage on Lot 8 and the new property line (Parcel I Lot 2).5. Label the setback between the R.O.C. building on Lot 3 and the new property line (Line L2).	

Building Review - Planning Comments	Contact: Craig Burnell 425-430-7290 cburnell@rentonwa.gov
Recommendations: Recommendations of the geotechnical report must be followed as a condition of building permits.	

Engineering Review Comments	Contact: Ian Fitz-James 425-430-7288 ifitz-james@rentonwa.gov
Recommendations: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT M E M O R A N D U M	

ADVISORY NOTES TO APPLICANT

LUA16-000938

PLAN - Planning Review - Land Use

Engineering Review Comments

Contact: Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

DATE: January 7, 2017

TO: Clark Close, Senior Planner

FROM: Ian Fitz James, Civil Plan Reviewer

SUBJECT: Utility and Transportation Comments for Valley Medical Center

LUA 16 000938

I have reviewed the application for the Valley Medical Center garage and medical office building located on the Valley Medical Center campus at 400 S. 43rd Street. The following items need revision for a complete site plan review.

TRAFFIC IMPACT ANALYSIS COMMENTS

1. The Traffic Impact Analysis prepared by Walker Parking Consultants dated October 17, 2016 has been reviewed by City staff. City staff agrees with the finding that traffic signal is warranted at the north road / S. 177th Street / Talbot Road S. intersection. However, the following items (expansions, additions, and clarifications) are required to address City concerns with traffic impacts resulting from this project and to meet City Traffic Impact Analysis guidelines.

- a. Per the Traffic Impact Analysis (TIA) Guidelines published by the City, the TIA needs to be signed and stamped by a licensed professional engineer with adequate experience in transportation planning and traffic engineering. Please provide a resume of traffic engineering experience of the engineer for the City project records.
 - b. Accident history and analysis is needed at the intersections of the four site accesses / driveways with Talbot Road S., particularly at the north road / S. 177th Street / Talbot Road S. intersection; and at the S. 43rd Street and Davis Avenue S. intersection.
 - c. Add discussion of existing operational characteristics at the four accesses / driveways with Talbot Road S., particularly at the north road / S. 177th Street / Talbot Road S. intersection; and at the S. 43rd Street and Davis Avenue S. intersection.
 - d. Add discussion of proposed operational characteristics of the employee garage ramp and driveway (i.e. one way in or two way).
 - e. Expand discussion of bicycle and pedestrian facilities to include existing pedestrian activity (i.e. pedestrian volumes if available), amenities (i.e. crosswalks, ADA curb ramps, pedestrian signals, etc.), safety, and any increase in pedestrian and bicycle activity from the project, including potential crosswalk and pedestrian crossing traffic control improvements.
 - f. Include a vehicle queuing analysis using Synchro at the four accesses / driveways and Talbot Road S., S. 43rd Street and Talbot Road S., and S. 43rd Street and Davis Avenue S. Synchro printouts should show queuing for the 50 and 90 percentile.
 - g. Add discussion of existing lane configurations and potential future lane configurations. Discussion particularly should include lane configurations at the intersection of the north road and Talbot Road S., and at the intersection of the employee driveway and Talbot Road S.
2. The following minor edits were found by City staff when reviewing the report. Please make the following changes.
- a. Page 8: First paragraph under "EXISTING TRAFFIC VOLUMES", "and 9:00 AM" in the third sentence should be relocated to follow after "7:00 AM" in the second sentence. Also, the source of the existing volumes at the S. 43rd Street and Talbot Road S. intersection is not provided.
 - b. Pages 16 20: Provide justification for the percentage trip distribution of traffic accessing the site by turning right on Davis Avenue S. If additional signage directing vehicles to the new MOB site and new parking garage will be provided at this intersection, please note it in the report.
 - c. Page 21: The 277% for right turns from Talbot Road S. to S. 43rd Street should read 27%.
 - d. Page 40: Recommend including a graphic depicting the alternate garage access and a figure showing the AM, Mid Day, and PM traffic volumes at the existing driveway on Talbot Road S. to be used for garage access.

Also on this page, Table 8 in the first sentence under ALTERNATIVE GARAGE ACCESS SCENARIO should read Table 10.

ADVISORY NOTES TO APPLICANT

LUA16-000938

PLAN - Planning Review - Land Use

Engineering Review Comments

Contact: Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

- e. Page 42: Appears that Table 10 in the third paragraph should read Table 12 and that Table 11 in the last paragraph should read Table 13.
3. Based on the City's review of the traffic volumes presented in the traffic report, the traffic analysis at the north road / S. 177th Street / Talbot Road S. intersection should be expanded to address:
 - a. Proposed signal phase operation.
 - b. Evaluate the need for a southbound right turn drop lane on Talbot Road S. extending from the north road to north of the employee driveway. When evaluating the drop lane, compare scenarios with and without a traffic signal.
 - c. Evaluate the need for an eastbound two lane (thru and left turn lane, separate right turn lane) exit for the north road. When evaluating the exit lanes, compare scenarios with and without a traffic signal.
 - d. Evaluate the need for a wider throat and larger curb radius of the ingress lane from Talbot Road S. to the north roadway. Include discussion of potential backups from the existing narrow travel lane into the site. When evaluating the width of the ingress lane, compare scenarios with and without a traffic signal.
 - e. The evaluation of items b d should also include comparison tables.
4. If the lot located at the intersection of Davis Avenue S. and S. 45th Place will be used for temporary staff parking or a construction laydown area, an additional section describing the impacts from the proposed use will be required in the report.
5. Based on the additional information provided above, City staff will determine if any additional frontage improvements are necessary as required by City code.

DRAINAGE REPORT AND SITE PLAN COMMENTS

1. The drainage report submitted for the medical office building is incomplete and not to current standards. The drainage report shall comply with all of the requirements found in the 2017 Renton Surface Water Design Manual (RSWDM). In particular the drainage report and plans shall be revised to show how the project is meeting Core Requirement #9: On Site BMPs. The project shall meet the Large Lot BMP Requirements found in Section 1.2.9.2.2. On Site BMPs shall be evaluated for feasibility in accordance with Appendix C of the RSWDM.

Porous concrete sidewalk (permeable pavement) is shown on the drainage and utility plan. Permeable pavement shall meet the standards provided in Section C.2.7 of the RSWDM. If permeable pavement is deemed infeasible by the requirements of this section, then additional BMPs shall be evaluated in accordance with the standards found in Section C.1.3.2 of the RSWDM.

In addition, the flow control facility is sized using KCRTS. Per Chapter 3 of the 2017 RSWDM, flow control facilities shall be sized using WWHM, MGS Flood, or the Hydrologic Simulation Program Fortran. KCRTS is no longer an approved model for use with the 2017 RSWDM.

2. The 3" water meter is shown incorrectly. A 3" water meter needs to be in a vault with an external bypass per COR Standard Plan 320.4. Update the water plan to show a feasible location for this assembly.

GEOTECHNICAL REPORT COMMENTS

1. The infiltration section of geotechnical report for the medical office building references the 2009 KCSWDM for the infiltration testing requirements. The medical office building will be reviewed under the 2017 RSWDM. Please have this section of the report updated to conform to the 2017 RSWDM requirements.

In addition, the soils reports shall be amended as necessary to accommodate the infiltration BMP testing requirements to determine feasibility as found in Appendix C of the 2017 RSWDM. Section C.1.3 provides an overview of the soils report requirements for application of On Site BMPs. Additional feasibility requirements are found for each BMP in Section C.2.

Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonrfa.org

Recommendations: Environmental Impact Comments:

1. Fire mitigation impact fees are currently applicable at the rate of \$0.87 per square foot of commercial medical office space. No charge

ADVISORY NOTES TO APPLICANT

LUA16-000938

PLAN - Planning Review - Land Use

Fire Review - Building Comments	Contact: Corey Thomas 425-430-7024 cthomas@rentonrfa.org
<p>for parking garage areas.</p> <p>Code Related Comments:</p> <ol style="list-style-type: none">1. The preliminary fire flow is for the MOB is 1,500 gpm and 3,000 gpm for the parking garage. A minimum of one hydrant is required within 150 feet of the structure and other additional hydrants are required within 300 feet of the structures. Maximum fire hydrant spacing is 300 feet on center around the buildings. A looped water main is required to be installed around the parking garage building. It appears adequate fire flow is available in this area.2. Approved fire sprinkler and fire alarm systems are required throughout the buildings. Dry standpipes are required in all stairways. 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 buildings. This requirement is not being met with the proposed site plan and is significantly affecting our access to existing buildings. Fire lane signage required for the on site roadways. Required turning radius are 25 feet inside and 45 feet outside. Roadways shall be a minimum of 20 feet wide. Maximum grade on roadways is 15%. 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.5. The buildings shall be equipped with at least one elevator in order to 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 buildings 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	Contact: Clark Close 425-430-7289 cclose@rentonwa.gov
<p>Recommendations:</p> <ol style="list-style-type: none">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 will be required to submit a Final Stream Mitigation Report and Maintenance and Monitoring proposal. In addition, the applicant will be required to comply with all the code requirements of RMC 4 3 050 Critical Areas. This includes, but is not limited to, placing the critical area within a Native Growth Protection Easement, providing fencing and signage, and providing the City with a site restoration surety device and, later, a maintenance and monitoring surety device.6. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.7. 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.8. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.	