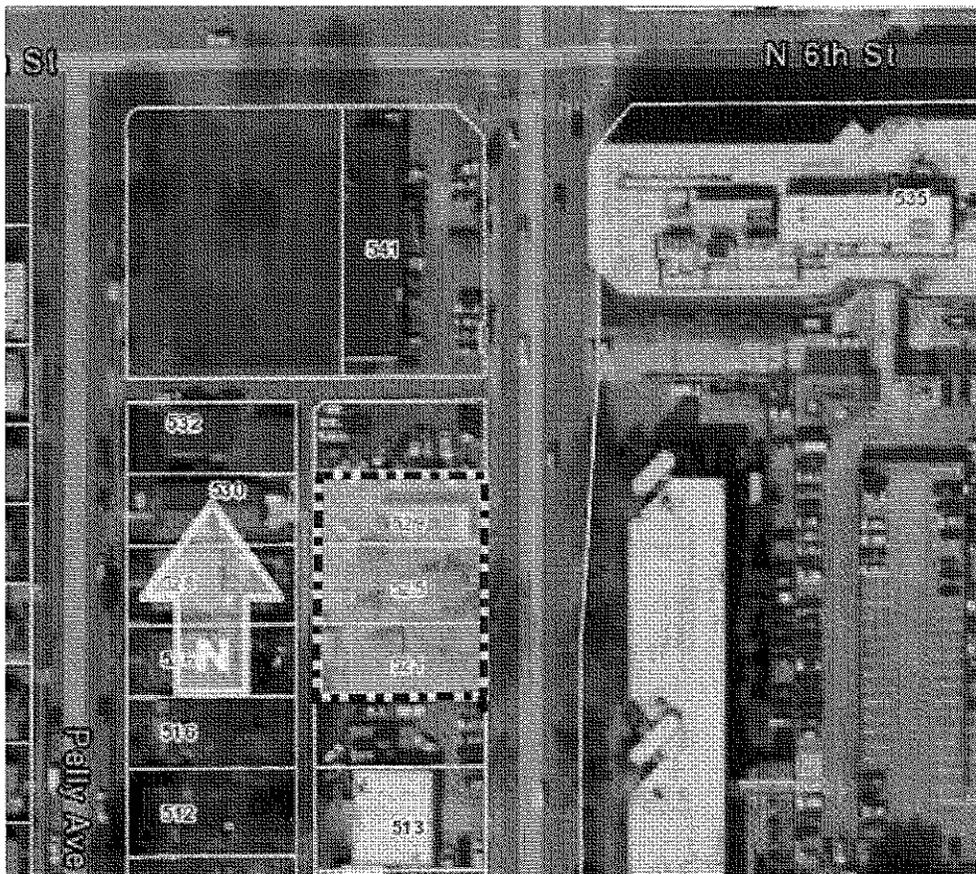


ENVIRONMENTAL REVIEW COMMITTEE REPORT

| | |
|------------------------------|---|
| ERC MEETING DATE: | September 22, 2014 |
| Project Name: | My Dental Mixed-Use |
| Owner/Applicant: | Park 09 LLC; 1221 North 26 th St; Renton WA 98056 |
| Contact: | Xiaoli Stoyanov; Ellumus LLC; 3600 136 th Pl SE; Suite 230; Bellevue WA 98006 |
| File Number: | LUA14-001148 ECF, LLA, MOD, SA-H |
| Project Manager: | Kris Sorensen, Associate Planner |
| Project Summary: | The applicant is requesting Hearing Examiner Site Plan Review, Environmental (SEPA) Review, Lot Combination of three parcels, and Parking and Landscape Modifications for the construction of a 3-story mixed-use building containing 7 residential units and 7,487 square feet of commercial space and associated improvements. Primary access would be via a curb cut along Park Ave N. |
| Project Location: | 521, 525, and 529 Park Ave N |
| Site Area: | 0.32 acres (13,948 sf) |
| STAFF RECOMMENDATION: | Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M). |



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Hearing Examiner Site Plan Review, Environmental (SEPA) Review, Lot Combination of three parcels, and Parking and Landscape Modifications for the construction of a 3-story mixed-use building containing 7 residential units and 7,487 square feet of commercial space and associated improvements located in the North Renton area of the City Center planning area (Exhibit 2). The non-residential space would be divided into two sections, with 6,397 square feet as dental office area and 1,087 as retail space. The 7 unit proposal would have a density of 24 du/ac (Exhibit 3). The mixed-use structure would have an average height to the roof at 48 feet with a parapet and roof stair above the roof height at 53 feet (Exhibit 4) where the maximum height for a building in the zone containing residential units is 60 feet. Approximately 97 percent of the site would be impervious surface between surface parking, drive aisles, and building coverage (Exhibit 5).

Three Commercial Arterial (CA) zoned parcels would be combined to create the subject project site, totaling up to 0.32 acres of property along the west side of Park Ave N between North 6th and North 5th Avenues (Exhibit 6). The property fronts Park Ave N on the east side, which is classified as a principal arterial, and has an alley along the western boundary. On the west side of the alley are primarily single family homes that front Pelly Ave N (Exhibit 7). To the north and south of the subject site are vehicle storage parking lots that are each associated with one-story automotive repair businesses. Across Park Ave N to the east is a multi-story Boeing office building.

Approximately 9.5 feet of street frontage along Park Ave N would be required as right-of-way dedication for the expansion of the arterial. Access to the site would be provided off Park Ave N through a curb cut in the northern portion of the site and additionally through the public alley access running along the western border of the site (Exhibit 7). The alley connects with N 5th St, Pelly Ave N, and Park Ave N. A total of 24 parking spaces, all at ground-level, with half covered by the structure and the other half in a surface parking area surrounding the proposed building (Exhibit 8).

New street frontage improvements along Park Ave N along the subject site would be installed. New improvements would replace the existing sidewalk. The applicant is required to dedicate 9 feet 6 inches of right-of-way and the applicant proposes to install street improvements including a planting strip and sidewalk along the arterial, with the planting strip between the curb and sidewalk. The building is proposed to be abutting the new sidewalk and designed to have a zero lot line setback.

The site has four existing structures (Exhibit 9). The structure on the most northern lot has a restaurant and the two southerly lots have small residential detached homes built in the 1920s and 1930s. One of the homes has a detached building. There are approximately 3 trees, with 6-inch diameter or greater, located on site within the portion of the site proposed to be developed (Exhibit 10). The site is generally flat (Exhibit 5) and the proposed development would have a rough elevation change of approximately one-foot from east to west (Exhibit 11).

The applicant requests modifications from the landscape regulations (RMC 4-4-070.F) and the parking regulations (RMC 4-4-080.F) (Exhibit 12). The landscape modification request is to reduce the amount of installed landscape buffer along the public street in the northeast portion of the subject site from the minimum 10-foot requirement to 6.8 feet in width. The parking modification request is for the number of vehicular parking stalls, to allow less parking stalls for the dental office space than the required and allow four of the parking stalls for the residential units to be used during the weekday daytime hours for then required commercial related stalls.

The Renton Municipal Code requires a landscape buffer of 10-feet along the right-of-way unless there is a building or driveway curb cut. The area on the subject site where the applicant requests a modification is at the northeast

corner of the subject site next to the proposed new sidewalk, just north of the proposed curb cut from Park Ave N. The modified landscape area would include a tree, groundcover, and shrubs (Exhibit 13).

The parking modifications are two requests, a reduction for stalls associated with the dental office based on the applicant's dental practice and historical experience, and the other parking request is for some stalls to be shared between residential and non-residential uses given their non-concurrent uses, where hours for stall use is broken into weekday office hour needs and residential needs on weekday evenings and the weekend which are opposite each other. The below bullets provide more details:

- **Commercial parking:** Parking code requires a minimum and maximum of 24 stalls for the net non-residential space, split between the application's two commercial areas, the net 4,191 sf of dental office area and the net 1,026 sf of retail area. The applicant states that according to their experience as a dentist, a dental office requires only 7 to 8 stalls for their 2,000 sf practice, so only 4 stall per 1,000 sf of office should be needed for their needs which is equivalent to a total of 17 stalls for the dental use. A total of 20 stalls would then be required for the commercial activities on-site during business hours.
- **Residential parking:** For the 7 residential units, 7 vehicle stalls would be required and would need to be considered structured parking stalls. Twelve stalls are currently proposed as structured, in a 'tuck-under' the building design at the rear of the building. The applicant asks that 4 of the residential stalls be approved for non-concurrent uses, where the applicant states commercial parking would be needed when the residences would not be in the building between 9am to 5pm. With 4 residential stalls used in the weekday daytime for commercial use, this would be 4 additional stalls to meet the code required 24 stalls for commercial uses.

One public comment was provided (Exhibit 14) that showed concern of potentially losing access to their property from the alley between Park Ave and Pelly Ave. The alley is needed for back-out space and access to the residential lots on the west side of the alley. The public alley, would not be changed as a result of the proposed development and would continue to be open for travel and for back-out room for those properties abutting the alley.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. The applicant shall comply with the recommendations included within the "Geotechnical Engineering Report," prepared by Merit Engineering Inc, dated July 9, 2014.
2. The applicant shall contract with a Geotechnical engineer in order to verify that the earthwork, foundation and other recommendations have been properly interpreted and implemented in the design and engineering plan documents. Geotechnical monitoring services shall also be provided during construction covering inspections as recommended in the geotechnical report.

C. Exhibits

| | |
|-----------|---------------------------------------|
| Exhibit 1 | Environmental Review Committee Report |
| Exhibit 2 | Project Narrative |
| Exhibit 3 | Density Worksheet |

| | |
|------------|--|
| Exhibit 4 | Elevations |
| Exhibit 5 | Floor Plans, Level 1 to 3 |
| Exhibit 6 | Site Survey |
| Exhibit 7 | Site Plan |
| Exhibit 8 | Aerial |
| Exhibit 9 | Tree Inventory Plan |
| Exhibit 10 | Grading Plan |
| Exhibit 11 | Modification Requests for Landscaping and Parking |
| Exhibit 12 | Landscape Plan |
| Exhibit 13 | Public Comment |
| Exhibit 14 | Geotechnical Report |
| Exhibit 15 | Surface Water – Technical Information Report |
| Exhibit 16 | Traffic Analysis |
| Exhibit 17 | Image of office building (500 Park Ave N) on opposite side of Park Ave |
| Exhibit 18 | Environmental Checklist |

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The applicant provided a geotechnical report, prepared by Merit Engineering Inc, dated July 9, 2014 (Exhibit 15). The topography of the site is generally flat. The site is located in the Southern Puget lowlands and is generally composed of sand and gravel fluvial deposit from the Cedar River. The soils consist of topsoil, sandy gravel, gravelly sand, and clayey sand. No ground water was observed as part of site investigations in June and July 2014. Grading proposed on the submitted Grading Plan (Exhibit 11) are in the amounts of approximately 200 cubic yards of cut and approximately 300 cubic yards of fill. The project narrative (Exhibit 2) references 457 cubic yards of structural fill is anticipated, as such there is a range of approximately 300 to 457 cubic yards of structural fill proposed.

The geotechnical report states that the site is suitable for the proposed project, given the recommendations of the report are followed (Exhibit 15). There are recommendations for site preparation and grading, foundation design parameters, seismic design parameters, liquefaction, design parameters, slab-on-grade flooring, foundation drainage, lateral earth pressures, and structural fill. Additionally, the report recommends use of a geotechnical firm during construction phase for quality control services including geotechnical engineering and soil testing services for possible review of project elements such as temporary cut slopes or shoring and observation and verification of fill materials. Therefore, staff recommends a mitigation measure that the applicant comply with the design recommendations within the "Geotechnical Engineering Report," prepared by Merit Engineering Inc, dated July 9, 2014.

Additionally, due to the geotechnical report recommendation and specifications for site preparation and construction, staff recommends the applicant contract with a Geotechnical engineer in order to verify that the earthwork, foundation and other recommendations have been properly interpreted and implemented in the design and engineering plan documents. Geotechnical monitoring services shall also be provided during construction covering inspections as recommended in the geotechnical report.

Mitigation Measures:

1. The applicant shall comply with the recommendations included within the "Geotechnical Engineering Report," prepared by Merit Engineering Inc, dated July 9, 2014.
2. The applicant shall contract with a Geotechnical engineer in order to verify that the earthwork, foundation and other recommendations have been properly interpreted and implemented in the design and engineering plan documents. Geotechnical monitoring services shall also be provided during construction covering inspections as recommended in the geotechnical report.

Nexus: SEPA Environmental Regulations, RMC 4-4-060 Grading, Excavation and Mining Regulations

2. Water

Storm Water

Impacts: A Surface Water Drainage Technical Information Report has been submitted with the site plan application, prepared by PacLand, dated August 21, 2014. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Duration Standard, Existing Conditions. The site is located within the Lower Cedar River Basin.

The redevelopment 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 project is subject to a Level 1 downstream analysis. The site has two drainage sub-basins. Runoff from Basin A is collected in a catch basin located at northwest corner of the site and is conveyed in a pipe system in the alley. Runoff from Basin B includes two single family homes where no stormwater conveyance system exists. Runoff from these two sites sheet flows to the alley. Basin B will include new sidewalk and planter strip in Park Ave where runoff will be conveyed to a stormfilter prior to discharging into the city's storm system.

Commercial projects proposing more than 5,000 sf of PGIS, are required to provide Enhanced Basic Water Quality. The existing 0.32 acre site consists of 0.24 acres of impervious surface area (buildings and asphalt). Onsite flow control will not be required for this project because the targeted surface will generate no more than a 0.1 cfs increase in the existing site condition 100-year peak flow.

All stormwater runoff from the site drains to a catch basin in South 6th Street and flows to the west through a series of catch basins and 12-inch storm pipe where it discharges into the Cedar River. No downstream flooding or erosion issues were identified in the report. Onsite Flow Control BMP is required.

Mitigation Measures: No further mitigation required

Nexus: Not applicable.

2. Vegetation

Impacts: The site is predominately developed with the existence of one restaurant and two residences across the three parcels being combined. There are a total of three fruit trees on-site, all 8-inches in diameter where development of the site would occur (Exhibit 10). Per RMC 4-4-130, five percent of the trees shall be retained in the development which equates to less than half of one tree. The applicant is proposing to remove all three existing trees shown on the Tree Inventory Plan and plant 4 new trees, 3 of the trees are proposed for the planter strip in the landscape strip along Park Ave N and one tree at the very northeast corner of the subject site (Exhibit 13). The applicant will be required to comply with the landscaping requirements outlined in the code.

Mitigation Measures: No further mitigation recommended.

Nexus: Not applicable.

3. Transportation

Impacts: A Traffic Analysis prepared by Transportation Engineering Northwest (TENW), dated August 25, 2014 (Exhibit 17) was submitted with the site plan application. The engineer has provided recommendations and conclusions based on review of the access to the site and estimations of new trips generated to the site. Based on the Traffic Analysis it is estimated that up to 23 new peak hour trips would be created and access to the site is primarily through a right-in, right-out turn from a new curb cut along Park Ave N, the traffic analysis recommends that no significant traffic impacts are expected and no additional traffic analysis is warranted.

Frontage improvements including paving, curb, gutter, planter strip with trees and groundcover, sidewalk, storm drainage, and street lighting are required to be constructed in the right-of-way fronting the site in Park Ave N. Park Ave N is classified as a Principal Arterial and dedication of right of way is required. Nine feet six inches is required per 4-4-060 and the applicant proposes to dedicate 9 feet 6 inches on the project side. The dedication and frontage improvements are shown on the Site Plan (Exhibit 8).

Mitigation Measures: No further mitigation recommended.

Nexus: Not applicable.

4. Aesthetics

Impacts: The aesthetic character of the existing one-story structures including one restaurant and two residences on the subject site would change with the proposed development. The proposed 3-story mixed-use building would contain a mix of residential units, dental office, and retail space with surface level parking stalls located under the second floor. The structure would be approximately 53 feet in height and the footprint of the building is proposed to have zero setback from the sidewalk along Park Ave N. The roofline in the rear of the property would be approximately 15 feet from the shared westerly property line with the public alley and approximately 27 feet from residential property boundaries on the west side of the alley. The building across Park Ave N to the east is a multi-story office building (Exhibit 18).

The CA zone allows for mixed-use buildings with residential uses. The height maximum is 60 feet. There is no impervious coverage maximum for the zone. The maximum building coverage for the zone is 75 percent as parking is provided within a parking structure – where the proposal would have a structured ‘tuck-under’ form of parking with half underneath the second story of the building at the rear of the structure. The application proposes 63.5 percent lot coverage with a building footprint of 6,811 sf (Exhibit 5). Density for residential units in the zone can be up to 60 dwelling units per net acre. The applicant proposes 7 residential units with a density of 24 dwelling units per net acre. Given the above analysis of maximum development standards for the zone and comparison with the proposal, the application does not exceed any maximum standards, where the full building envelope potential is not maximized for the zone. In fact, the building design provides a transition in scale from the larger office structure located to the east, across Park Ave. N, to the existing single family residential structures located to the west.

The mixed-use building would have a gross floor area of 18,814 square feet. The third level is for proposed residential units and their associated lofts. The gross floor areas for the structure is divided at 2,072 square feet on the first level, 6,397 square feet on the second level, 6,397 square feet on the third level with 3,948 square feet above for the lofts (Exhibit 5).

Mitigation Measures: No mitigation recommended.

Nexus: Not applicable.

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ Copies of all Review Comments are contained in the Official File and may be attached to this report.

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, October 10, 2012.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.

ADVISORY NOTES TO APPLICANT

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.

Reviewer Comments

Engineering Review

Jan Illian Ph: 425-430-7216 email: jillian@rentonwa.gov

Recommendations: EXISTING CONDITIONS

WATER Water service is provided by the City of Renton. There is a 16-inch ductile iron water main in Park Ave North. See the City water drawings W-0697 and W-0599. The available derated fire flow from the 16-inch main fronting the site in Park is approximately 4,800 gpm. Pressure available is approximately 75 psi. The proposed project is located in the 196-water pressure zone and is outside an Aquifer Protection Zone. There are three existing ¾ inch water meters serving each building on each parcel.

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

STORM There is a drainage conveyance system fronting the site in Park Ave North.

CODE REQUIREMENTS

WATER

1. The preliminary fire flow requirement per the Fire Marshall's office is 1,750 gpm. All new construction must have fire hydrants capable of delivering a minimum of 1,000 gpm each. One primary hydrant is required within 150 feet from the buildings and one additional hydrant will be required within 300 feet of the building. There are fire hydrants in the vicinity that may be counted towards the fire protection of this project, but location is subject to Fire Department approval. Existing hydrant(s) counted as fire protection will be required to be retrofitted with storz fitting if not already installed.

2. A fire sprinkler system will be required by the fire department. A separate no-fee utility permit and separate plans will be required for the installation of the double detector check valve assembly for the fire sprinkler line. Installation of a water main stub for the sprinkler system will connect to the existing 16-inch water main located on the east side of Park Ave N. The size of the fire sprinkler shall be determined by the fire sprinkler designer/contractor.

3. Installation of a backflow prevention assembly (DDCVA) in an underground vault outside of the

building for the fire sprinkler system per Renton standard plan will be required. The DDCVA may be installed inside the building if the installation meets the conditions of the City standard plan no. 360.5. The applicant/design engineer shall provide adequate room in the landscape area outside of the building and of its underground parking garage footprint for the installation of the water meter vaults and fire sprinkler vault.

4. System development fee for water is based on the size of the new domestic water meter that will serve the new building. Credit will be given for the three ¾ inch water meters.

5. Fee for a 1-inch meter installed by the City is \$2,870.00. Fee for a 1.5 -inch meter installed by the City is \$4,465.00. Fee for a 2-inch meter installed by the City is \$4,845.00.

6. A Reduced Pressure Backflow Assembly (RPBA) will be required to be installed inline of the domestic water meter to the building in an above ground insulated "hot box", per City standard.

7. Adequate horizontal and vertical separations between the existing or new water main and other utilities (storm sewer, sanitary sewer, power, gas, electrical) shall be provided per City design standards.

8. Civil plans for the water main improvements will be required and must be prepared by a professional engineer registered in the State of Washington. Please refer to City of Renton General Design and Construction Standards for Water Main Extensions as shown in Appendix J of the City's 2012 Water System Plan.

9. The development is subject to water system development charges and of meter installation fees based on the size of the meters and fire sprinkler feed.

SANITARY SEWER

1. There is an 8-inch sewer main in Main Street and an 8-inch sewer main in South 2nd Street.

2. Sewer system development fees are based on the size of the new domestic water(s). Credit will be given for the existing water meter(s) serving the site.

SURFACE WATER

1. A surface water system development fee of \$0.491 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 August 21, 2014 was submitted by PaLand with the site plan application. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Duration Standard, Existing Conditions. The site is located within the Lower Cedar River Basin. The redevelopment 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 project is subject to a Level 1 downstream analysis. The site has two drainage sub-basins. Runoff from Basin A is collected in a catch basin located at northwest corner of the site and is conveyed in a pipe system in the alley. Runoff from Basin B includes two single family homes where no stormwater conveyance system exists. Runoff from these two sites sheet flows to the alley. Basin B will include new sidewalk and planter strip in Park Ave where runoff will be conveyed to a stormfilter prior to discharging into the city's storm system. Commercial projects proposing more than 5,000 sf of PGIS, are required to provide Enhanced Basic Water Quality. The existing 0.32 acre site consists of 0.24 acres of impervious surface area (buildings and asphalt). Onsite flow control will not be required for this project because the targeted surface will generate no more than a 0.1 cfs increase in the existing site condition 100-year peak flow. All stormwater runoff from the site drains to a catch basin in South 6th Street and flows to the west through a series of catch basins and 12-inch storm pipe where it discharges into the Cedar River. No

downstream flooding or erosion issues were identified in the report. Onsite Flow Control BMP is required.

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

TRANSPORTATION

1. Existing right-of-way width in Park Ave North fronting the site is 60 feet. Park Ave is classified as a principal arterial street. To meet the City's complete street standards, street improvements including a pavement width of 22 feet from the center line, curb, gutter, an 8-foot planter strip, 8-foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4-6-060. Overall street section will be a 79 foot roadway. Approximately 9.5 of right-of-way dedication is required along the project side in Park.
2. Street lighting is required to meet current city lighting levels.
3. A Transportation Analysis dated August 28, 2014 was prepared and submitted by TENW. Daily trip generation estimates for the existing two single family homes and restaurant is 102 trips. The dental office, seven apartment units and retail space is expected to create 310 new daily trips. Methodology is found using the ITE Manual 9th Edition. New net daily trips created by the new development will be 208 trips. Due to the location of the existing curb in Park Ave, access to the site will be provided via a new right-in, right-out driveway approach from Park Ave North. No traffic impacts are expected as a result of this project. The increased traffic created by the development will be mitigated by payment of transportation impact fees.
4. Traffic impact fees will be owed at time of building permit issuance. Based on the city's current fee schedule, estimated traffic impact fees for the dental office, proposed restaurant and apartments is \$42,000.00. Fees are subject to change. The transportation impact fee that is current at the time of building permit application will be levied.

GENERAL COMMENTS

1. Separate permits and fees for storm connections, side sewer and water meter installations will be required.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. A landscaping plan shall be included with the civil plan submittal. Each plan shall be on separate sheets.

Planning Review Created On: 09/16/2014

Kris Sorensen Ph: 425-430-6593 email: ksorensen@rentonwa.gov

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. 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.

5. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Building Review

Craig Burnell Ph: 425-430-7290 email: cburnell@rentonwa.gov

Building Comments Created On: 09/12/2014

stair arrangement does not meet building code

Fire Review - Building

Corey Thomas Ph: 425-430-7024 email: cthomas@rentonwa.gov

September 18, 2014

Recommendations: Environmental Impact Comments:

1. Fire mitigation impact fees are currently applicable at the rate of \$0.52 per square foot of commercial space, \$0.63 per square foot of dental office and \$418.42 per multi family unit. No fee for parking garage areas. This fee is paid at time of building permit issuance.

Code Related Comments:

1. The preliminary fire flow is 1,750 gpm. A minimum of one hydrant is required within 150-feet of the structure and one additional hydrant is required within 300-feet of the structure. It appears adequate fire flow is available in this area. It appears adequate hydrants are existing, however they require the installation of 5-inch storz fittings to be brought up to current code.

2. Approved fire sprinkler system, fire alarm system and standpipe system are required. Separate plans and permits required by the fire department. Direct outside access is required to the fire sprinkler riser room. Fully addressable and full detection is required for the fire alarm system.

3. Fire department apparatus access roadways are required within 150-feet of all points on the building. Fire lane signage required for the on site roadway. Required turning radius are 25-feet inside and 45-feet outside. Roadways shall be a minimum of 20-feet wide. Roadways shall support a minimum of a 30-ton vehicle and 322-psi point loading. Alleyways are not used for fire fighting purposes.

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.

Police Review

Cyndie Parks Ph: 425-430-7521 email: cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

September 18, 2014

Technical Services

Created On: 09/22/2014

Send the Lot Combination, Deed template and the REETA document to the applicant.

PROJECT NARRATIVE

08/25/2014

Project Name: "My Dental Mixed- Use"

Owner: Park 09 LLC

Location: 521,525,529 Park Ave N Renton WA 98055

On behalf of the property owner, Park 09 LLC, Ellumus LLC. hereby requests a site plan and environmental review as well as a review of parking and landscape modifications for a proposed development at 521, 525, and 529 Park Ave N Renton, WA 98055. The proposal will request lot combination of the three parcels; the total combined site area is 13,948 sf. The site area not including the right-of-way encroachment is 12,714 sf. The area of the site affected by the increased right-of-way will be dedicated back to the city. The site is zoned CA (Commercial Arterial). The site currently contains four buildings: A small one bedroom one bath house with small shop is currently vacant, a second one story house is currently occupied by tenants, and a third one story structure and parking lot with four (4) surface painted parking stalls is currently leased and operates as a restaurant. The site is accessed from the south by an unpaved, grass covered driveway. The site immediately to the south is zoned CA (Commercial Arterial) and contains a one story automotive repair shop. Park Ave. N. is immediately to the west, running north to south, and separates the site from a property zoned UC-N1 (Urban Center- North 1) that contains a multistory office building. The site to the north is zoned CO (Commercial Office) and has a parking lot followed by a single story automotive repair shop. An unnamed alleyway borders the site on the east side and separates the property from lots that are zoned R-8 (Residential 8 du/ac) and contain residential homes.

There are no significant site features. Per recent geotechnical report, the soils on the site consist of topsoil (OL), sandy gravel (GP), gravelly sand (SP), gravelly sand (SW), and clayey sand (SM). Based on the Geotechnical Report, we anticipate 457 cubic yards of structural fill. The import structural fill will be well graded sandy gravel or gravelly sand from a local gravel/ soil supplier. Two (2) 8" plum trees and one (1) 8" apple tree will be removed.

The proposed project has City required right-of-way improvements including delayed or proposed sidewalk, landscaping and gutter/curb improvements. Due to the 9.5' increased right - of - way from Park Ave N, we propose to reduce the front setback from 10' to 0'. This reduction will allow for a pedestrian friendly condition at the street frontage. Additionally curb cuts/driveways will be reduced from two (2) to one (1).

All existing structures are to be demolished (due to the remaining lease, current restaurant on site will be demolished the last -prior to construction completion, to fulfill the parking requirement, temporary construction access will be provided at current ground floor commercial space location, and will be closed after the restaurant is demolished) to make way for surface and covered parking, and a new three- floor mixed-use building containing two stories of office space and one story of multi-family residences. The second floor is to be occupied by dental offices; one of the offices is to be occupied by the building owner. All other leasable spaces are to be occupied by tenants. The L1 commercial tenant space is intended to be flexible to

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accommodate a variety of functions including dental office, retail, or general office. Rather than having site-to-site access through the parking lot, the alley will provide this requirement.

The followings do not apply:

- Any proposed job shacks, sales trailers, and/or model homes
- Any proposed modifications being requested (include written justification)

For projects located within 100 feet of a stream or wetland, please include:

- Distance in feet from the wetland or stream to the nearest area of work

For projects located within 200-feet of Black River, Cedar River, Springbrook Creek, May Creek and Lake Washington please include the following additional information:

- Distance from closest area of work to the ordinary high water mark.
- Description of the nature of the existing shoreline

The approximate location of and number of residential units, existing and potential, that will have an obstructed view in the event the proposed project exceeds a height of 35-feet above the average grade level.

Please see #7 for explanations of the modifications listed below:

- A. Parking requirement reduction will be proposed to reduce the office ratio from 5 spaces/ 1000 SF net area to 4 spaces/ 1000 SF net area.
- B. Non-concurrent uses will be proposed to reduce the parking requirement from 31 to 24.
- C. A modification request will be proposed to reduce the 10' landscape strip along the Park Ave N street frontage.

*Item 19 of the Site Plan Review Submittal requires a Topography Map showing a site plan of the existing contour lines at five-foot intervals. The site topography is fairly flat and does not have a grade change of five feet so this was not provided. Please refer to #19 to see the existing contours.

* Item 22 of the Site Plan Review Submittal Landscape analysis, lot coverage, and parking analysis is included in #18 A101

DENSITY WORKSHEET

City of Renton Planning Division
1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 Fax: 425-430-7231

1. Gross area of property: 1. 13,948 square feet
2. Deductions: Certain areas are excluded from density calculations.
These include:
- | | |
|----------------------------|-------------------------------|
| Public streets** | <u>1,234</u> square feet |
| Private access easements** | <u> </u> square feet |
| Critical Areas* | <u> </u> square feet |
- Total excluded area: 2. 1,234 square feet
3. Subtract *line 2* from *line 1* for net area: 3. 12,714 square feet
4. Divide *line 3* by 43,560 for net acreage: 4. 0.29 acres
5. Number of dwelling units or lots planned: 5. 7 units/lots
6. Divide *line 5* by *line 4* for net density: 6. 24 = dwelling units/acre

***Critical Areas are defined as "Areas determined by the City to be not suitable for development and which are subject to the City's Critical Areas Regulations including very high landslide areas, protected slopes, wetlands or floodways." Critical areas buffers are not deducted/excluded.**

**** Alleys (public or private) do not have to be excluded.**

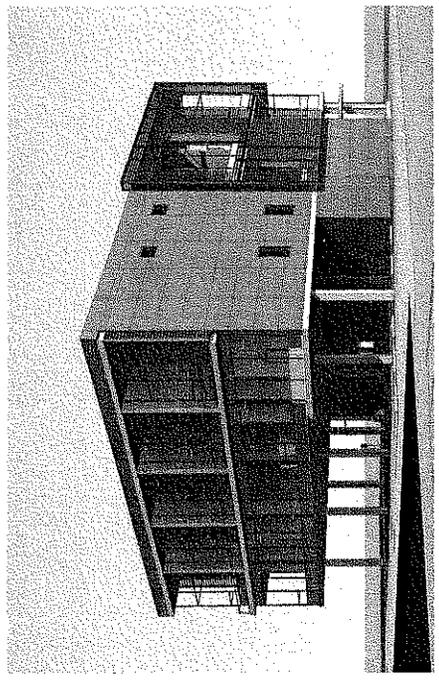
ELLUMOS
ARCHITECTURAL FIRM
1000 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.ELLUMOS.COM

PROJECT
PSYCHIATRIC
HOSPITAL
RENOVATION
DENVER, CO

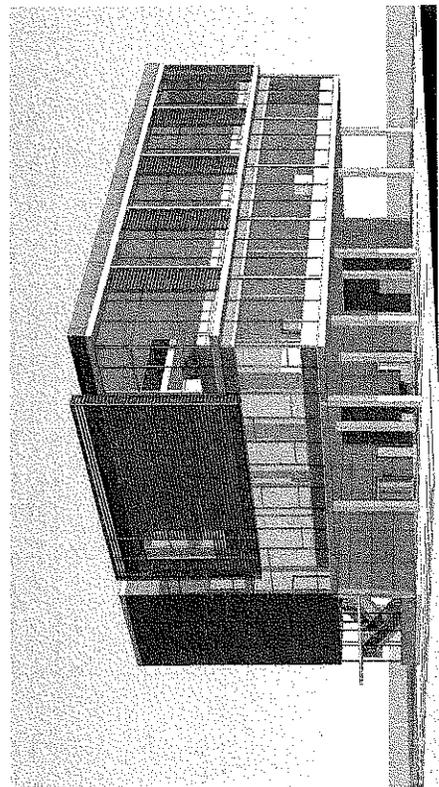
DATE
10/15/13

32 VIEW

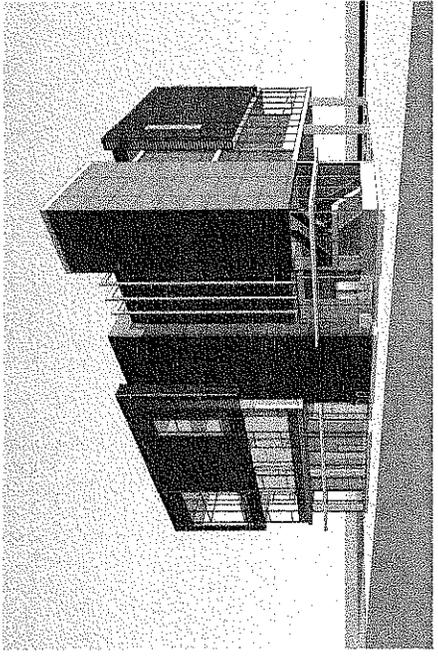
AD 11



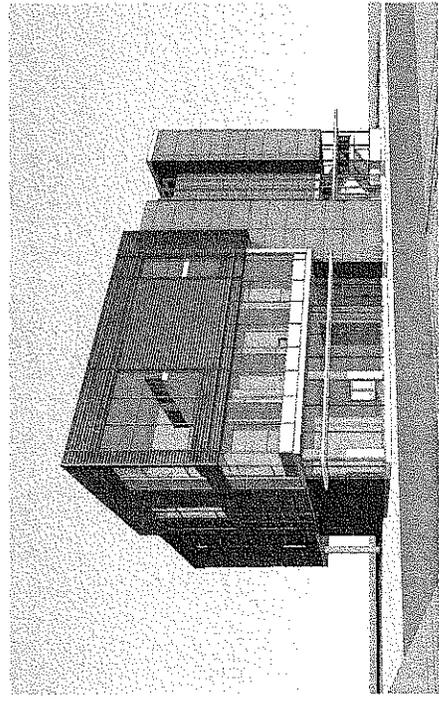
South West View



North West View



North East View



East View

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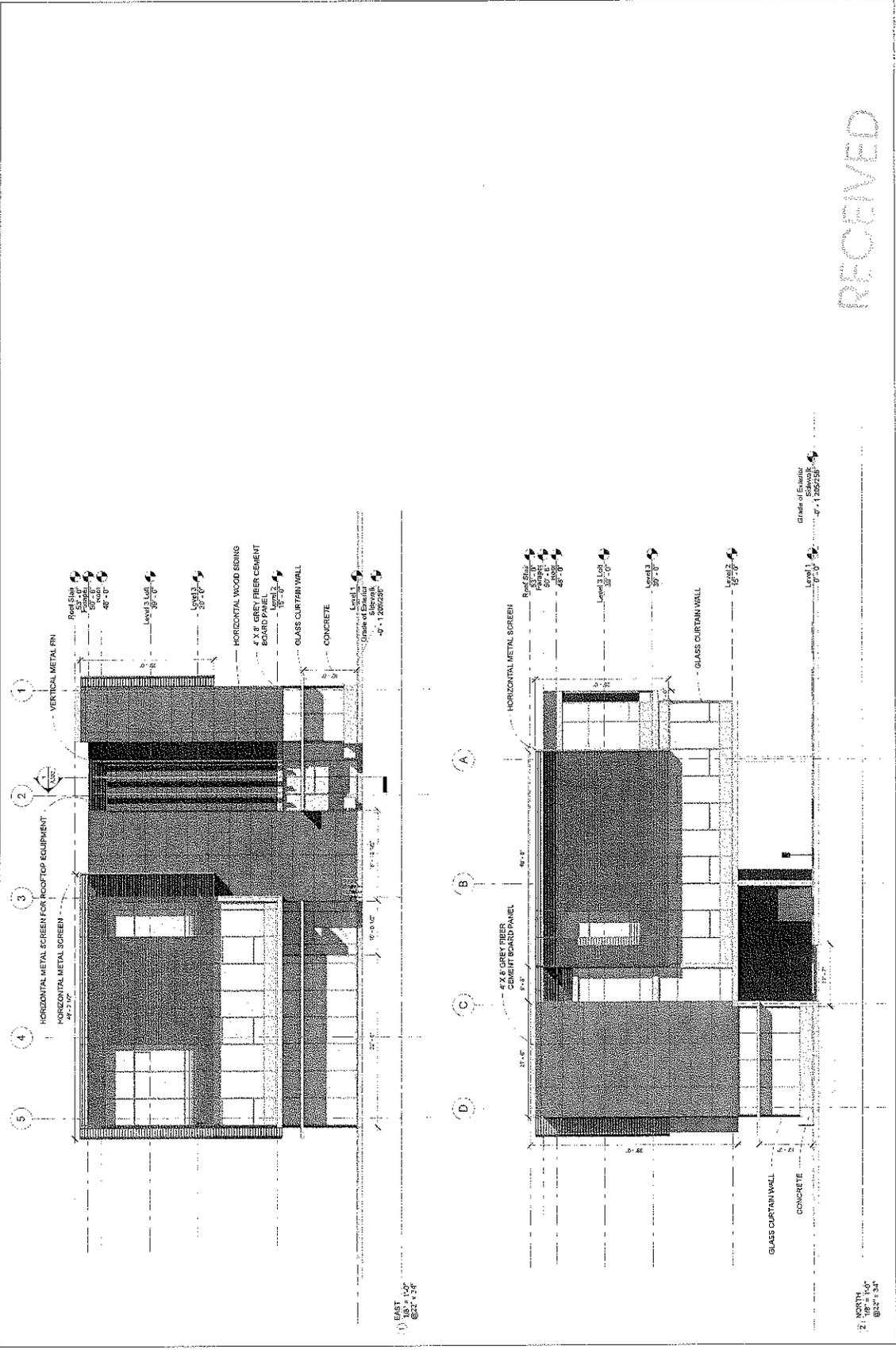
AUG 25 2014

CITY OF DENVER
PLANNING DIVISION

ELLURUS
 1000 UNIVERSITY DRIVE
 SUITE 200
 ANNAPOLIS, MD 21403
 TEL: 410-291-2200
 WWW.ELLURUS.COM

PROJECT:
 ANY CENTRAL
 HANOVER
 BETHESDA, MD
 ARCHITECT:
 HOK

DATE:
 08/25/14
 ELEVATION NO.
 A200



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CITY OF RENTON
 PLANNING DIVISION

1 EAST
 1/8" = 1'-0"
 @ 21'-3.3"

2 NORTH
 1/8" = 1'-0"
 @ 21'-3.3"

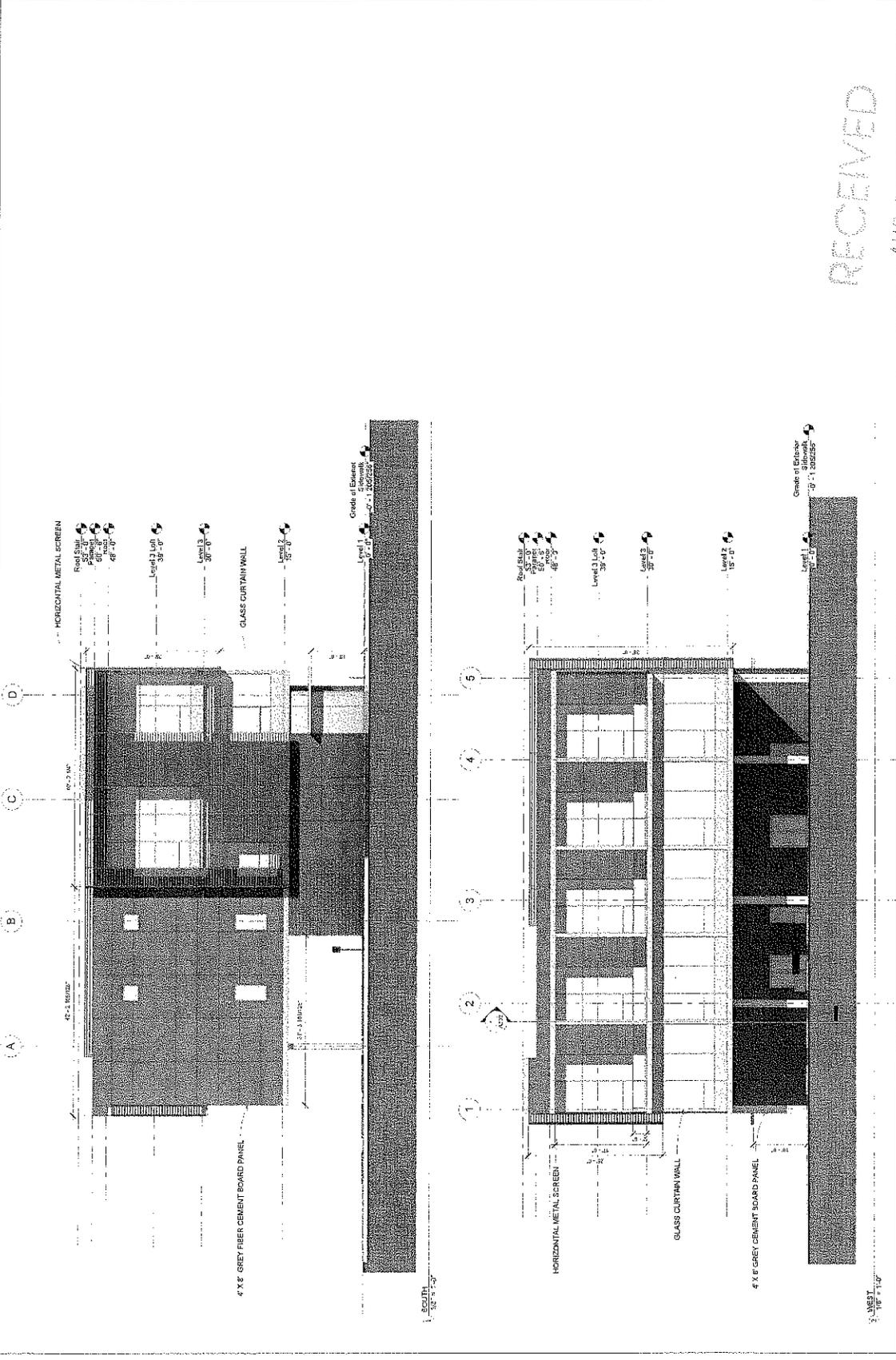
Checked by: S. J. SWANIK
 Date: 08/25/14

ELLUMUD
 4000 UNIVERSITY BLVD
 SUITE 100
 ANNAPOLIS, MD 21403
 TEL: 410-293-9000
 FAX: 410-293-9001
 WWW.ELLUMUD.COM

BY: DEBENT
 ARCHITECT
 1000 WASHINGTON BLVD
 ANNAPOLIS, MD 21403
 TEL: 410-293-9000

DATE: 08/14/14
 ELEVATION: B
 PROJECT: 14-00000001

A2D1



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CITY OF BENTON
 PLANNING DIVISION

ELLUMUS

12521 13th Street, N.E.
Bellevue, WA 98005
Tel: 206.461.1100
Fax: 206.461.1101
www.ellumus.com

DATE: 7/17/14
BY: J. HARRIS
PROJECT: 384 PARK AVE N
NOVACULITE
384 PARK AVE N
SEASIDE, WA
98252

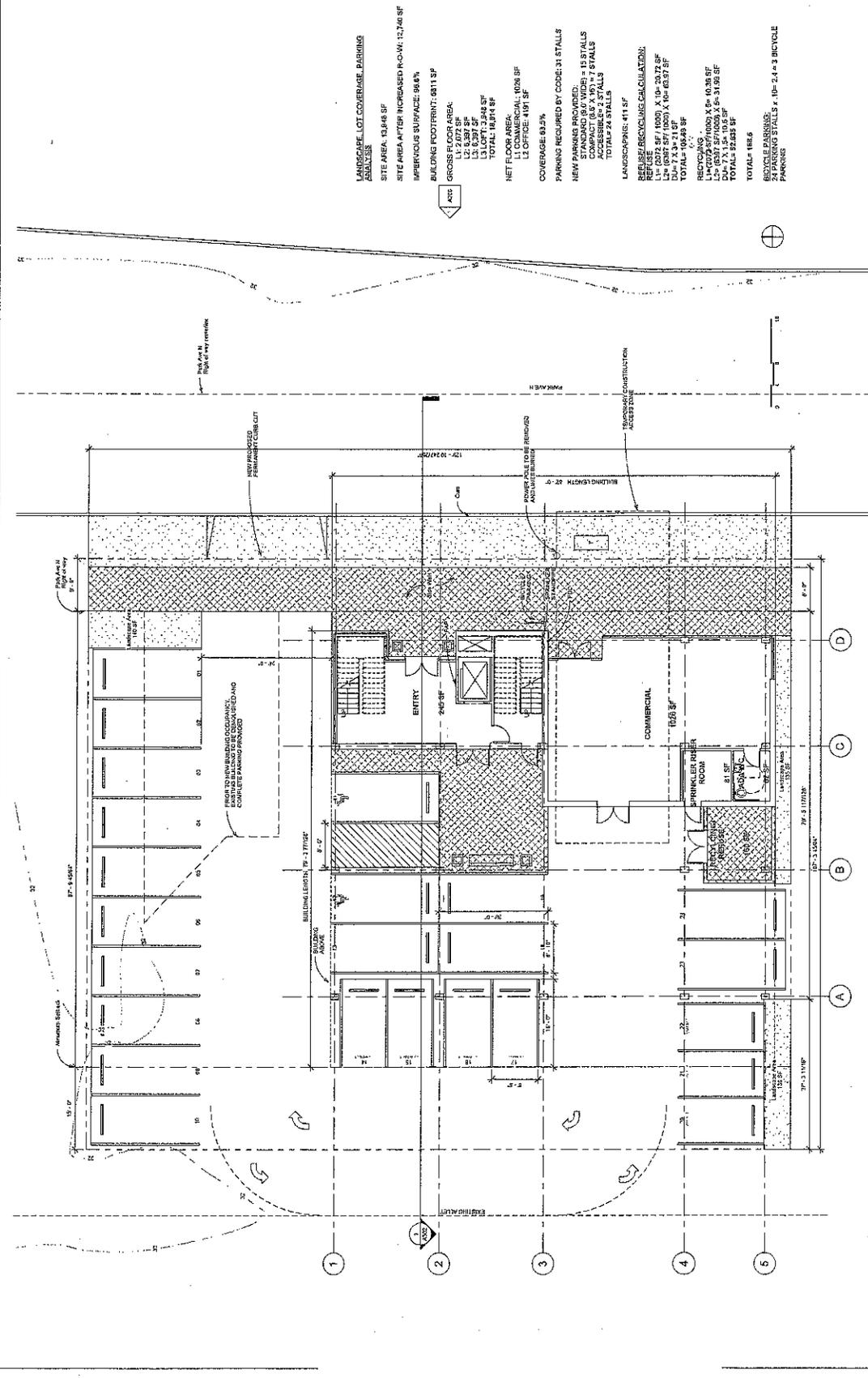
SCALE: 1/8"=1'-0"

DATE: 7/17/14

BY: J. HARRIS

DATE: 7/17/14
LEVEL: 1 FLOOR
PLAN

PROJECT NO.: A101



LANDSCAPE LOT COVERAGE, PARKING ANALYSIS

SITE AREA: 10,948 SF
 SITE AREA AFTER INCREASED ROW: 12,740 SF
 IMPERVIOUS SURFACE: 96.6%
 BUILDING FOOTPRINT: 9,811 SF

GROSS FLOOR AREA:
 L1: 1,074 SF
 L2: 5,387 SF
 L3: 1,074 SF
 TOTAL: 7,535 SF

NET FLOOR AREA:
 L1 COMMERCIAL: 100% SF
 L2 OFFICE: 497 SF

COVERAGE: 69.7%

PARKING REQUIRED BY CODE: 31 STALLS

NEW PARKING PROVIDED:
 STANDARD (8.0' WIDE) = 16 STALLS
 ACCESSIBLE (9.0' WIDE) = 2 STALLS
 TOTAL: 18 STALLS

LANDSCAPING: 411 SF

REUSE (RECYCLING) CALCULATION:
 REFUSE: 11 (2022 SF / 1000) X 10 = 2022 SF
 RECYCLING: 11 (1002 SF / 1000) X 10 = 1002 SF
 TOTAL: 3024 SF

RECYCLING:
 L1: 1002 SF / 1000 X 10 = 1002 SF
 L2: 1002 SF / 1000 X 10 = 1002 SF
 TOTAL: 2004 SF

BIKE RACKS:
 10' x 10' x 10' BIKE RACK
 1 BIKE RACK = 10 BICYCLES
 TOTAL: 10 BICYCLES

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CITY OF SEASIDE
PLANNING DIVISION

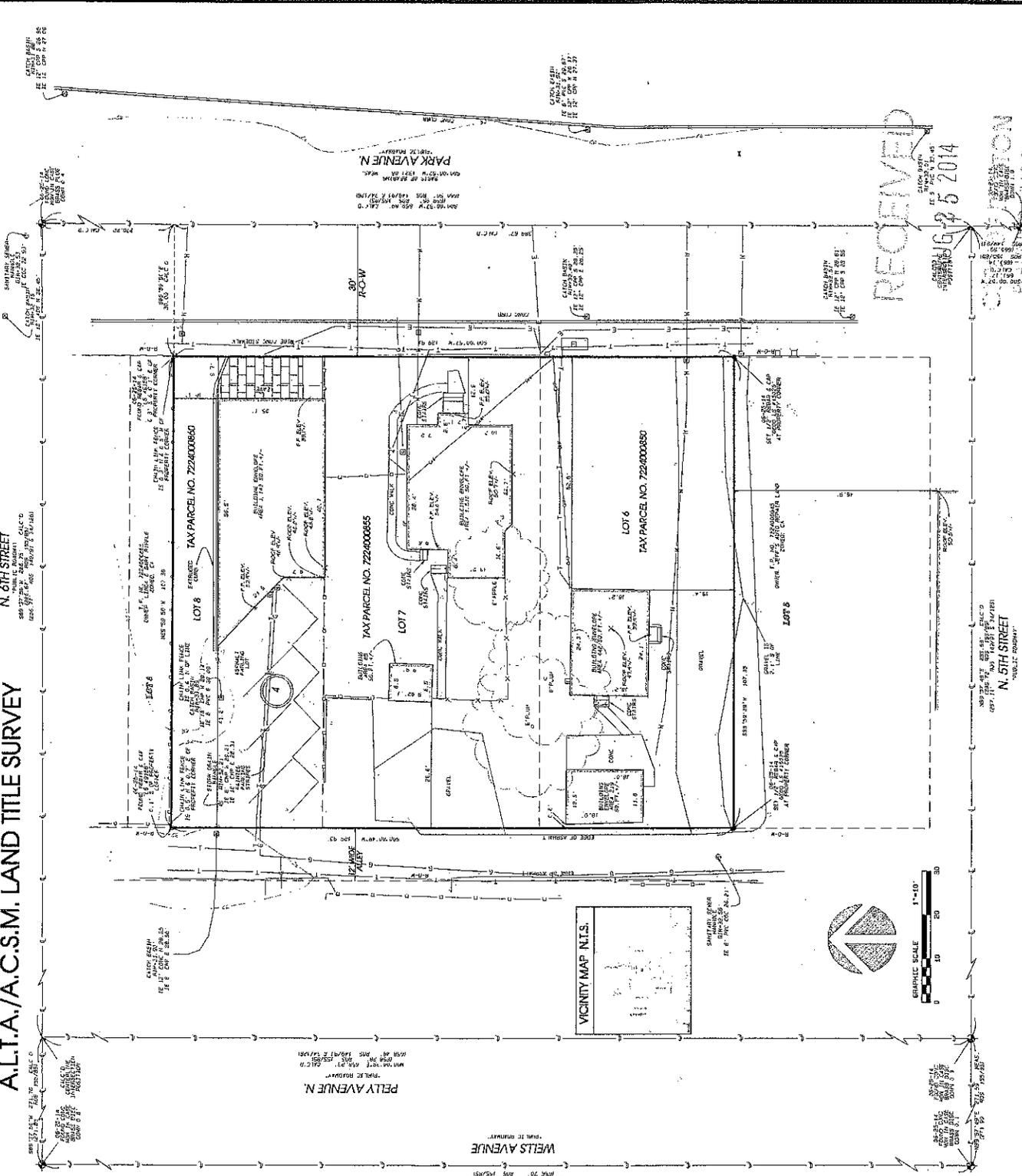
EXHIBIT 5

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

N. 6TH STREET
 N. 5TH STREET

WU PROPERTY
 521, 525 AND 529 PARK AVENUE N.
 RENTON, WA. 98055

measures success



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 5 2014

Job Number: 140820
 Date: 02/20/2014
 Checked By: E.J.S.
 Scale: 1" = 10'
 Revision History
 Date: 02/20/2014

LEGAL DESCRIPTION
 TAX PARCEL NO. 7224000650
 SEE THE ASSESSOR'S MAP FOR THE LOCATION OF THIS PARCEL IN THE CITY OF RENTON, COUNTY OF KING COUNTY, WASHINGTON.
SPECIAL EXCEPTIONS PER SAID TITLE REPORT
 SEE THE ASSESSOR'S MAP FOR THE LOCATION OF THIS PARCEL IN THE CITY OF RENTON, COUNTY OF KING COUNTY, WASHINGTON.
LEGAL DESCRIPTION
 TAX PARCELS NOS. 7224000650 AND 7224000655
 CITY OF RENTON BENCH MARK NO. 22
SPECIAL EXCEPTIONS PER SAID TITLE REPORT
 SEE THE ASSESSOR'S MAP FOR THE LOCATION OF THIS PARCEL IN THE CITY OF RENTON, COUNTY OF KING COUNTY, WASHINGTON.
ENCROACHMENTS
BASIS OF BEARING
NOTES
ENCROACHMENTS
ENCROACHMENTS
ENCROACHMENTS

EXHIBIT 6

SURVEY
 THIS SURVEY WAS MADE AND THE RESULTS THEREOF ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.
 SURVEYOR'S CERTIFICATE:
 I, THE SURVEYOR, A MEMBER OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS, HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED THIS SURVEY AND AM AWARE OF AND AM NOT PROVIDING ANY SERVICE TO THE CLIENT THAT WOULD REQUIRE ME TO PROVIDE A SERVICE OTHER THAN THAT OF A SURVEYOR.
 I HAVE READ THE SURVEY REPORT AND AM AWARE OF THE CONTENTS THEREOF AND AM NOT PROVIDING ANY SERVICE TO THE CLIENT THAT WOULD REQUIRE ME TO PROVIDE A SERVICE OTHER THAN THAT OF A SURVEYOR.
 I HAVE READ THE SURVEY REPORT AND AM AWARE OF THE CONTENTS THEREOF AND AM NOT PROVIDING ANY SERVICE TO THE CLIENT THAT WOULD REQUIRE ME TO PROVIDE A SERVICE OTHER THAN THAT OF A SURVEYOR.

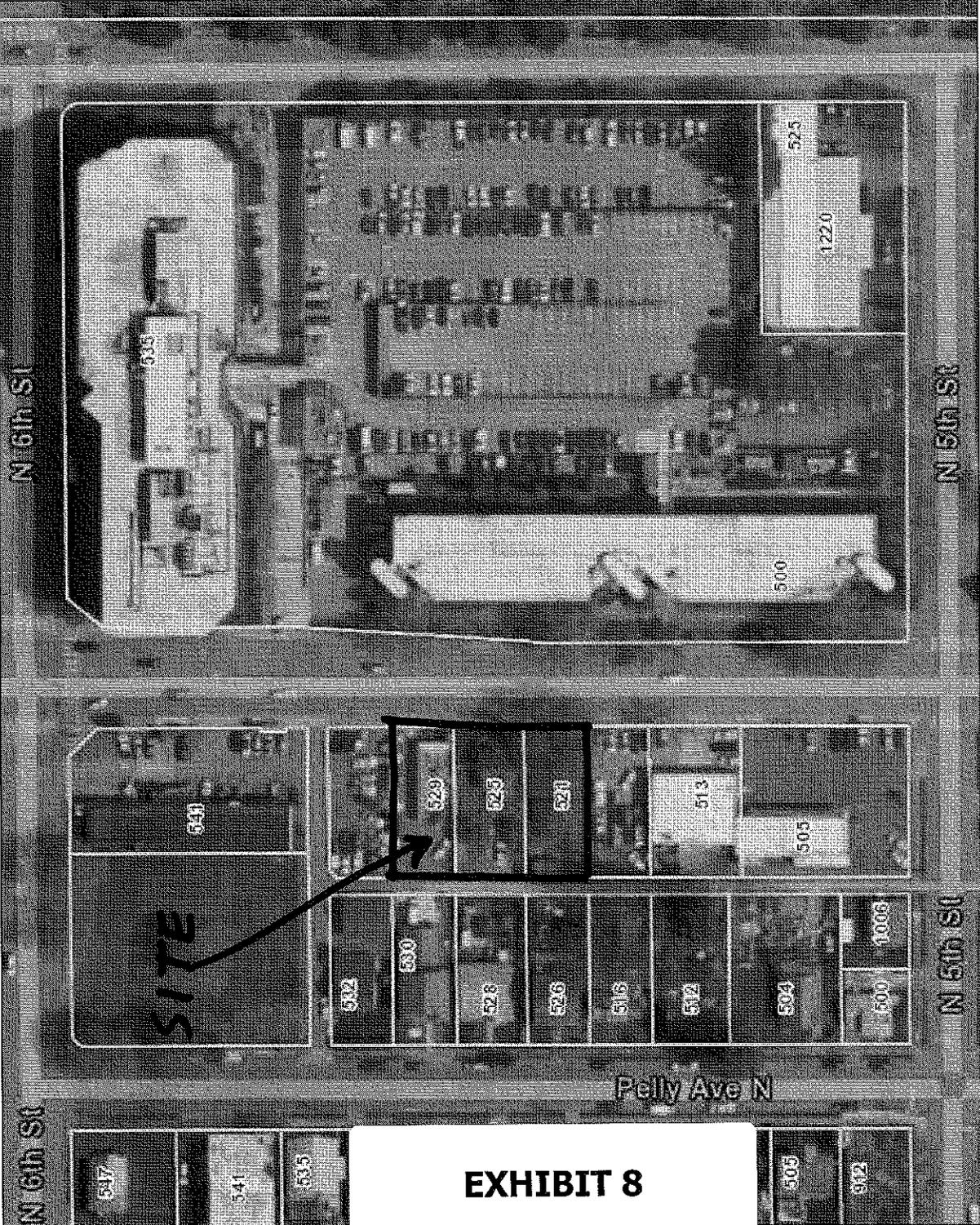
Legend

- City and County Boundary
- Other
- City of Renton
- Addresses
- Parcels
- 1st Floor
- 1st Floor
- 2nd Floor
- 1st Floor
- Other Buildings
- Buildings
- Sites
- Other
- Municipal Government Facility
- Community / Recreation Center
- Library
- Museum
- Fire Station / EMS Station
- Airport Runway / Airfield
- Park
- Openspace
- Golf Course
- Greenhouse / Nursery
- Undeveloped Park
- Parking Lot Structure / Garage

Notes
None



City of Renton
Finance & IT Division



Information Technology - GIS
RentonMapSupport@Rentonwa.gov
09/17/2014

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

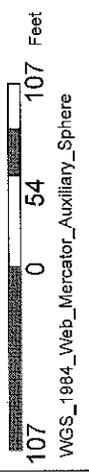


EXHIBIT 8

WATER PLANS
 JAMES L. HARRIS, P.E.
 1000 W. 10TH STREET
 SUITE 100
 DENVER, CO 80202
 (303) 733-1100



110 CENTRAL
 MIXED-USE
 521 PARK AVE N
 SUITE 100
 DENVER, CO 80202



DATE: 08/25/2014
 TIME: 10:00 AM

City of Denver TREE RETENTION WORKSHEET

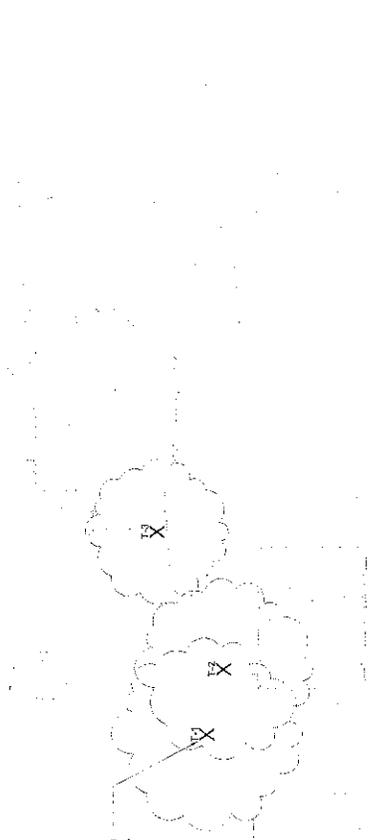
1. Total number of trees over 6" in diameter on project site: 1. _____ 2. _____ 3. _____ trees
2. Replacements: Certain trees are evaluated from the retention calculation:
 Trees in proposed public streets: _____ trees
 Trees in proposed private access easements/tracks: _____ trees
 Trees in critical areas and buffers: _____ trees
 Total number of excluded trees: _____ trees
3. Subtract line 2 from line 1: 1. _____ 2. _____ 3. _____ trees
4. Next, to determine the number of trees that must be retained, multiply line 2 by:
 0.5 for all utility easements
 0.75 for all commercial and industrial zones
 1.0 for all other zones
 4. _____ 5. _____ trees
5. List the number of 6" or larger trees that you are proposing to retain:
 6. _____ 7. _____ trees
 8. _____ 9. _____ trees
 10. _____ 11. _____ trees
6. Subtract line 5 from line 4 for trees to be replaced:
 12. _____ 13. _____ trees
 14. _____ 15. _____ trees
7. Multiply line 6 by 12" for number of required replacement inches:
 16. _____ 17. _____ inches
 18. _____ 19. _____ inches
8. Proposed size of trees to meet additional planting requirement:
 20. _____ NA _____ inches
 21. _____ NA _____ inches
 22. _____ NA _____ inches
9. Divide line 7 by line 8 for number of replacement trees:
 23. _____ 24. _____ trees
 25. _____ 26. _____ trees

TREE INVENTORY TABLE

| TREE SPECIES | DIAMETER | TREES TO BE REMOVED | TREES TO REMAIN |
|--------------|----------|---------------------|-----------------|
| 1-1 PLUM | 8" | 8" | |
| 1-2 PLUM | 8" | 8" | |
| 1-3 APPLE | 8" | 8" | |
| TOTAL | | 24" | |

EXHIBIT 9

PROPOSED BUILDING FOOTPRINT



PROPOSED BUILDING FOOTPRINT



TREE INVENTORY PLAN

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CITY OF DENVER
 PLANNING DIVISION

DATE: 08/25/2014
 TIME: 10:00 AM

7: MODIFICATOIN A

08/2014

Project Name: "My Dental Mixed- Use"
Owner: Dr. Yu Mao DDS
Location: 521,525,529 Park Ave N Renton WA 98055

On behalf of the property owner, Dr. Yu Mao DDS, Ellumus LLC. hereby requests a modification to the parking requirement. Per RMC 4-4-080, five (5) spaces are required per 1,000 SF of net office space, two and a half (2.5) spaces per 1,000 SF of net commercial space and one (1) space per residential dwelling unit. Following this ratio, thirty-one (31) parking spaces are required.

| <i>Use</i> | <i>Floor</i> | <i>Net Area</i> | <i>Units</i> | <i>Requirement</i> | <i>Total</i> |
|-------------|--------------|-----------------|--------------|--------------------|--------------|
| Commercial | 1 | 1026 | | 2.5 space/1000 SF | 2.565 |
| Office | 2 | 4191 | | 5 spaces/ 1000 SF | 20.955 |
| Residential | 3 | | 7 | 1 space/ unit | 7 |

| | |
|--------------|--------------|
| Total | 30.52 |
|--------------|--------------|

From the dentist's observation in his last ten years of practice, only 7-8 spaces were needed for his 2,000 SF practice. Following this ratio, we propose to reduce the dental office minimum requirement to four (4) spaces/1000 SF. The dental office use would then only require seventeen (17) spaces. This leaves a deficiency of four (4) spaces.

EXHIBIT 11

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 PLANNING DIVISION

7: MODIFICATION B

08/2014

Project Name: "My Dental Mixed- Use"

Owner: Dr. Yu Mao DDS

Location: 521,525,529 Park Ave N Renton WA 98055

On behalf of the property owner, Dr. Yu Mao DDS, Ellumus LLC. hereby requests a modification to the parking requirement. The dentist office space on L2 and the residential apartments on L3 will have non-concurrent uses. The dentist office's hours of operation are from 9 a.m. to 5 p.m, while the residents will likely occupy the apartments from 5:30 p.m. to 8:30 a.m. We propose that of the seven (7) spaces required for the residences, at least four (4) will be unoccupied to satisfy the deficiency of four (4) spaces needed to fulfill the parking requirement as stated in Modification A.

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PLANNING DIVISION

7: MODIFICATION C

08/2014

Project Name: "My Dental Mixed- Use"**Owner: Dr. Yu Mao DDS****Location: 521,525,529 Park Ave N Renton WA 98055**

On behalf of the property owner, Dr. Yu Mao DDS, Ellumus LLC. hereby requests a modification to reduce the 10' required landscape area along the Park Ave N. street frontage. Due to the increased right-of-way, we proposed to reduce the front yard setback from 10' to 0'. By doing so, no on-site landscaping is required where the building occupies the site. However, per RMC RMC 4-4-070 a 10' landscape strip is required to screen the parking from the street along the front facade. In effort to provide as many parking spaces as possible and allow for clear vision turning in and out of the property, this 10' landscape strip was reduced to 6'8".

Please see #16 L300 for the section drawing.

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TITLE
 PROJECT
 LOCATION
 REGION, VA
 PROJECT NO.



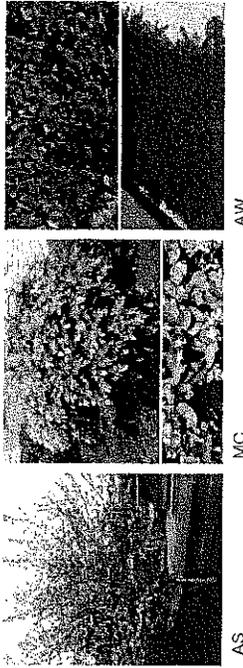
DATE
 DRAWN BY
 CHECKED BY

SHEET NO.
 TOTAL SHEETS
 PLANTING PLAN

SHEET NO.
 TOTAL SHEETS
 L1.00

PLANT SCHEDULE

| TREES | CODE | BOTANICAL NAME / COMMON NAME | CONT | CAL | QTY |
|---------------|------|--|--------|----------|-----|
| | AS | Annelanchier laevis 'Robin Hill' / Robin Hill Serviceberry | B & B | 2" Cal | 4 |
| SHRUBS | CODE | BOTANICAL NAME / COMMON NAME | CONT | QTY | |
| | MC | Mahonia aquifolium 'Compacta' / Compact Oregon Grape | 1 gal | 41 | |
| GROUND COVERS | CODE | BOTANICAL NAME / COMMON NAME | CONT | SPACING | QTY |
| | AW | Arctostaphylos uva-ursi 'Woods Compact' / Kinnikinnick | 4" pot | 12" o.c. | 985 |



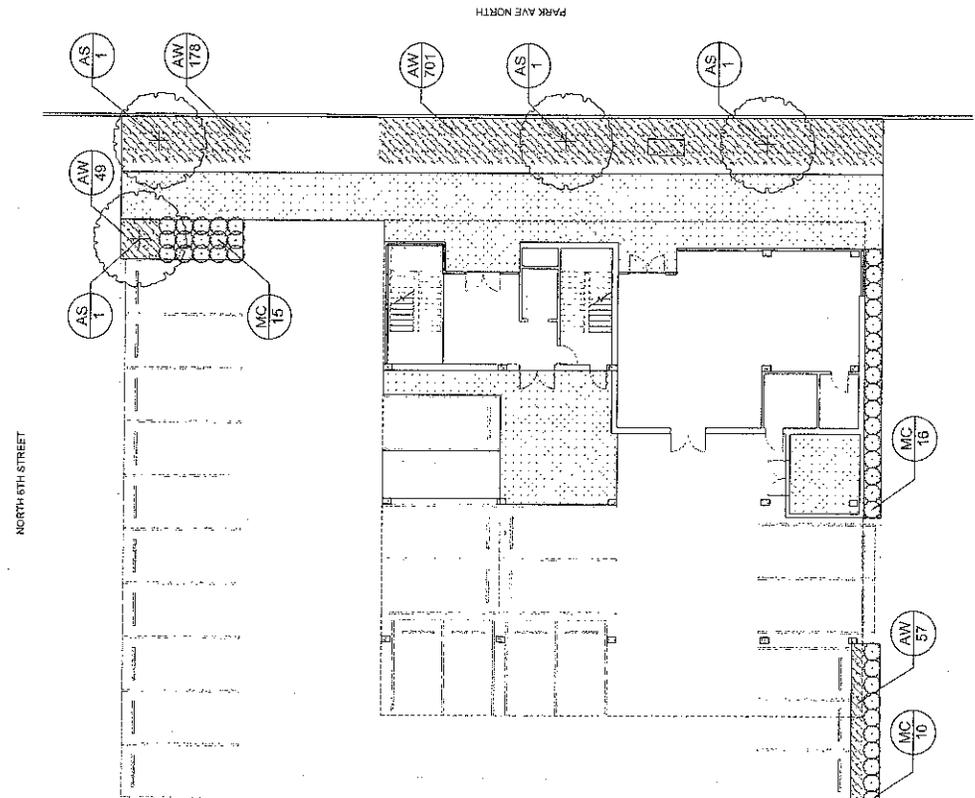
PLANT NOTES

- GRADES AT PLANTING AREAS SHALL MEET THE SPECIFIED CRITERIA FROM TOP OF ADJACENT HEADER, WALL, CURB, OR FINISHED SURFACE OF WALK. PLANTING AREAS TO BE CROWNED IN THE CENTER. GRADES SHALL FLOW SMOOTHLY AND PRODUCE POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL PLANT COUNTS, QUANTITIES, AND AREA CALCULATIONS. QUANTITIES SHOWN ON PLAN AND LEGEND ARE FOR REFERENCE ONLY.
- ANY ROCK, CLODS, OR DEBRIS GREATER THAN 3/4" SHALL BE REMOVED FROM SHRUB, LAWN, OR GROUND COVER AREAS.
- FINISHED INSTALLATIONS AT THE CROWN OF PLANT BASE SHALL BE HIGHER THAN ADJACENT FINISH GRADE AS DETAILED.
- PLANT TREES LARGER THAN 2" CALIPER OR SPECIMEN CLUMPS PRIOR TO INSTALLATION OF IRRIGATION MAINLINES OR LATERALS.
- CONTRACTOR RESPONSIBLE FOR PROVIDING ADEQUATE WATER DURING PLANT ESTABLISHMENT PERIOD.
- TREES AND SHRUBS TO BE INSTALLED PRIOR TO GROUND COVERS.
- CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SOIL AMENDMENTS IN SOIL PREPARATION AND FINISH GRADING.
- REFER TO SHEET L2.00 FOR PLANTING DETAILS
- REFER TO TREE AND PLANT PROTECTION SPECIFICATION FOR TREES TO BE PRESERVED AND PROTECTED.

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 PLANNING DIVISION



LANDSCAPE PLAN

EXHIBIT 12

Kris Sorensen

From: jerri mclane <gramma20042001@yahoo.com>
Sent: Monday, September 08, 2014 1:10 AM
To: Kris Sorensen
Subject: Propose buliding site

Follow Up Flag: Follow up
Flag Status: Flagged

I live at 528 Pelly Ave No. right behind the propose site across the alley way...My issue is that I have access from my back parking too alley . I have handicapped granddaughter and home was built so access was from back of home Only..in my wheelchair van. I have too have access24/7 to the alley way!!! I cannot get her into my home from the front. And due too my neighbors having 4-6 cars parked all times of day n night.. And with the home kiddy corner from me runs a business from his home their is rarely any parkingmy worries is with this our parking issues on Pelly Ave. No. will become even more of a headache...And my access from ally will get blocked!!!!I need to be able too back out of my drive way on ally!!!

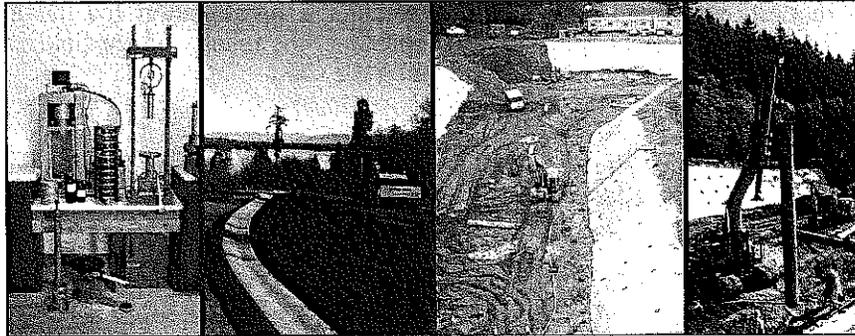
EXHIBIT 13



MERIT ENGINEERING INC.

GEOTECHNICAL ENGINEERING REPORT

Wu Property
521, 525 and 529 Park Ave. N.
Renton, Washington 98055



Prepared For:

Yumao & Min Wu
Park 09 LLC
507 Williams Ave. S.
Renton, WA 98057

July 09, 2014
Project No. VFO113754

Entire Document
Available Upon Request

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JUL 10 2014

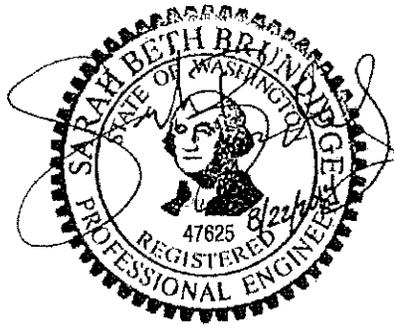
2715 Meridian Street
Bellingham, Washington 98225
Tel: (360)738-6083
Fax: (360)738-1499
e-mail: merit@MeritEngineering.com
<http://www.MeritEngineering.com>

EXHIBIT 14

My Dental

521 Park Ave N
Renton, Washington

Surface Water Drainage Technical Information Report



Entire Document
Available Upon Request

August 21, 2014



1505 Westlake Ave. N
Suite 305
Seattle, WA 98109

T 206.522.9510
F 206.522.8344
www.pacland.com

Jeff Chambers, P.E.
Sarah Brundido, P.E.

EXHIBIT 15

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AUG 25 2014

CITY OF RENTON
PLANNING DIVISION

MEMORANDUM

DATE: August 25, 2014
TO: Jan Illian
City of Renton
FROM: Chris Forster, P.E.
TENW
SUBJECT: My Dental Mixed-Use
Traffic Analysis
TENW Project No. 4931

This memorandum documents the traffic analysis completed for the proposed My Dental Mixed-Use project located on the west side of Park Avenue N midblock between N 5th Street and N 6th Street in Renton, WA (see vicinity map in Attachment A).

Project Description

The proposed project would include a mixed-use building that would include a 6,397 square foot dental office, 7 apartment units, and 1,087 square feet of ground floor miscellaneous retail space. The existing site includes a 1,143 square foot restaurant and 2 single-family homes which would be removed as part of the proposed project. Access to the site would be provided via a right-in, right-out driveway on Park Avenue N where an existing curb currently restricts left-turn access. A preliminary site plan is included in Attachment B.

Trip Generation

The trip generation estimates for the existing and proposed uses were based on methodology documented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. Reductions to the trip generation estimates for the proposed retail and existing restaurant uses were made to account for pass-by trips. Pass-by trips are trips that are made by vehicles that are already on the adjacent street and make intermediate stops at the retail/restaurant uses on route to a primary destination (i.e. on the way from work to home). The pass-by trips were based on methodology and studies documented in the ITE *Trip Generation Handbook*.

The net new trips from the My Dental Mixed-Use project were calculated by subtracting the existing site trips from the proposed project trips. The resulting net new weekday daily, AM, and PM peak hour trips are summarized in Table 1. The detailed trip generation estimates are included in Attachment C.

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CITY OF RENTON
PLANNING DEPARTMENT

**Table 1
My Dental Mixed-Use
Trip Generation Summary**

| Time Period | Net New Trips Generated | | |
|----------------------|-------------------------|-----|-------|
| | In | Out | Total |
| Weekday Daily | 104 | 104 | 208 |
| Weekday AM Peak Hour | 13 | 5 | 18 |
| Weekday PM Peak Hour | 6 | 17 | 23 |

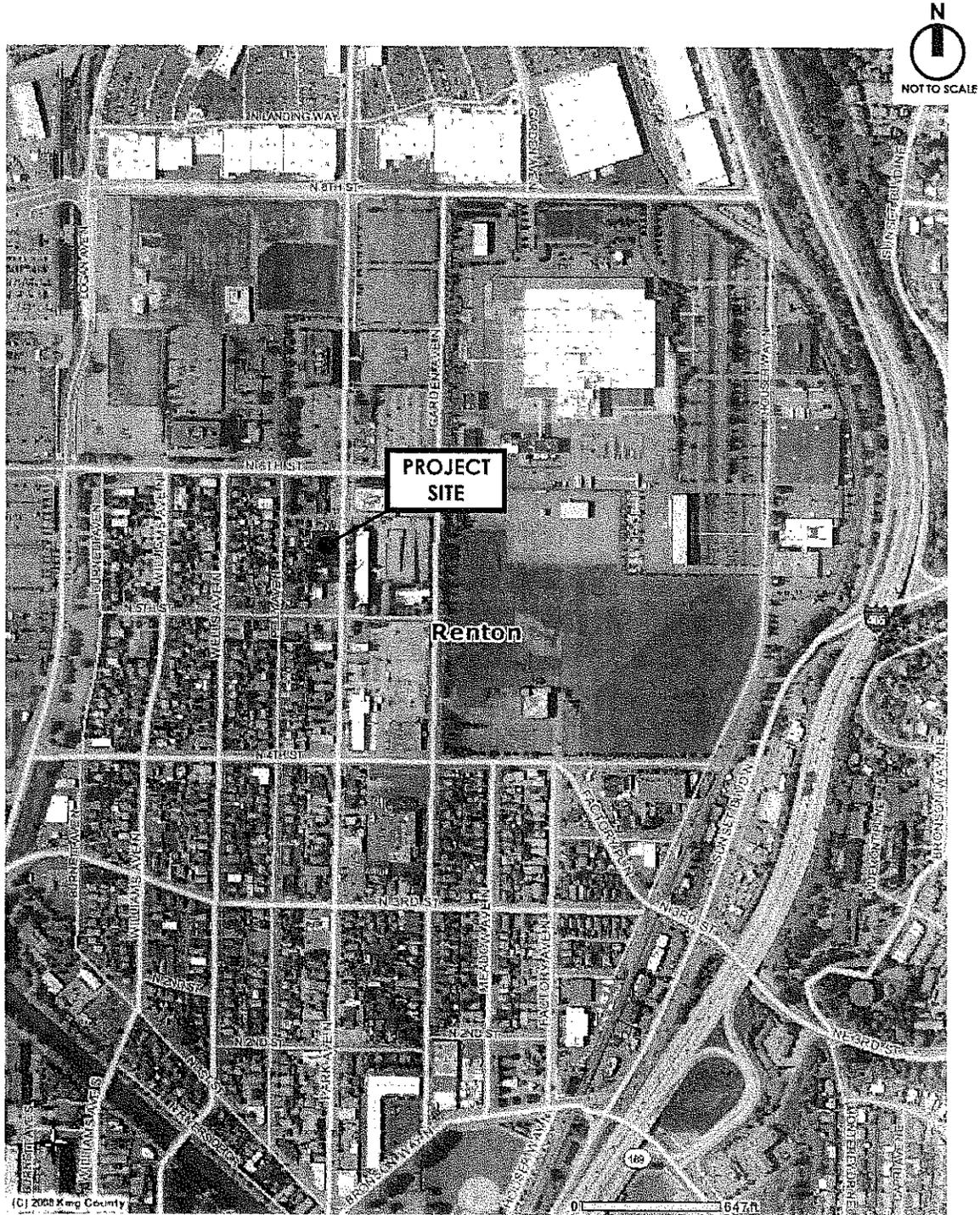
As shown in Table 1, the proposed project is estimated to generate a total of 208 net new weekday daily trips with 18 net new trips occurring during the weekday AM peak hour (13 entering, 5 exiting), and 23 net new trips occurring during the weekday PM peak hour (6 entering, 17 exiting).

Traffic Analysis Conclusions

Based on our discussions, because this project is only estimated to generate up to 23 new peak hour trips, and because the site access on Park Avenue N will be restricted to right-in, right-out movements via the existing c-curb, no significant traffic impacts are expected and no additional traffic analysis is warranted. Please call me at 206-498-5897 if you have any questions with the information included in this memorandum.

cc: Willis Liu, PACLAND

Attachments



Attachment A: Site Vicinity

ATTACHMENT C

Trip Generation Calculations

**My Dental - Renton
AM Peak Hour Trip Generation Estimate**

| Land Use | Size | Units ¹ | ITE LUC ² | Trip Rate | Directional Split | | Vehicle Trip Generation | | | |
|---|-------|--------------------|----------------------|-----------|-------------------|------------------|--|----------|-----------|----|
| | | | | | Enter | Exit | Enter | Exit | Total | |
| Proposed Land Uses | | | | | | | | | | |
| Dental Office | 6,397 | GFA | 720 | 2.39 | 79% | 21% | 12 | 3 | 15 | |
| Apartments | 7 | DU | 220 | 0.51 | 20% | 80% | 1 | 3 | 4 | |
| Specialty Retail ³ | 1,087 | GLA | 826 | 0.70 | 48% | 52% | 0 | 1 | 1 | |
| Pass-By ⁴ | 34% | | | | | | 0 | 0 | 0 | |
| | | | | | | Subtotal: | 0 | 1 | 1 | |
| | | | | | | | Gross AM Peak Hour Trips Generated = | 13 | 7 | 20 |
| | | | | | | | <i>Less Pass-by Trips =</i> | 0 | 0 | 0 |
| | | | | | | | Total Proposed Net AM Peak Hour Trips = | 13 | 7 | 20 |
| Less Existing Uses: | | | | | | | | | | |
| Single Family | 2 | DU | 210 | 0.75 | 25% | 75% | 0 | 2 | 2 | |
| High-Turnover (Sit-Down) Restaurant | 1,143 | GFA | | | | | <i>No existing AM Trips Assumed</i> | | | |
| | | | | | | | Total Existing Net AM Peak Hour Trips = | 0 | 2 | 2 |
| NET NEW AM PEAK HOUR TRIP GENERATION = | | | | | | | 13 | 5 | 18 | |

¹ GFA = Gross Floor Area, DU = Dwelling Units, GLA = Gross Leasable Area.

² Land Use Code from ITE 9th Edition Trip Generation Manual 2012.

³ AM trip rate based on PM rate for Specialty Retail (LUC 826) factored by ratio of AM to PM trip rate for Shopping Center (LUC 820). 0.70 = 2.71 * (0.96 / 3.71).

⁴ Pass-by percent based on studies documented in the ITE Trip Generation Handbook, 2nd Edition, June 2004.

**My Dental - Renton
PM Peak Hour Trip Generation Estimate**

| Land Use | Size | Units ¹ | ITE LUC ² | Trip Rate | Directional Split | | Vehicle Trip Generation | | |
|---|-----------------------------|--------------------|----------------------|-----------|-------------------|------|--|-----------|-----------|
| | | | | | Enter | Exit | Enter | Exit | Total |
| Proposed Land Uses | | | | | | | | | |
| Dental Office | 6,397 | GFA | 720 | Equation | 28% | 72% | 7 | 18 | 25 |
| Apartments | 7 | DU | 220 | 0.62 | 65% | 35% | 3 | 1 | 4 |
| Specialty Retail | 1,087 | GLA | 826 | 2.71 | 44% | 56% | 1 | 2 | 3 |
| | Pass-By ³ 34% | | | | | | 0 | -1 | -1 |
| | | | | | | | Subtotal: | | |
| | | | | | | | 1 | 1 | 2 |
| | | | | | | | Gross PM Peak Hour Trips Generated = | | |
| | | | | | | | 11 | 21 | 32 |
| | | | | | | | <i>Less Pass-by Trips =</i> | | |
| | | | | | | | 0 | -1 | -1 |
| | | | | | | | Total Proposed Net PM Peak Hour Trips = | | |
| | | | | | | | 11 | 20 | 31 |
| Less Existing Uses: | | | | | | | | | |
| Single Family | 2 | DU | 210 | 1.00 | 63% | 37% | 1 | 1 | 2 |
| High-Turnover (Sit-Down) Restaurant | 1,143 | GFA | 932 | 9.85 | 60% | 40% | 7 | 4 | 11 |
| | Pass-By ³ 43% | | | | | | -3 | -2 | -5 |
| | | | | | | | Subtotal: | | |
| | | | | | | | 4 | 2 | 6 |
| | | | | | | | Gross PM Peak Hour Trips Generated = | | |
| | | | | | | | 8 | 5 | 13 |
| | | | | | | | <i>Less Pass-by Trips =</i> | | |
| | | | | | | | -3 | -2 | -5 |
| | | | | | | | Total Existing Net PM Peak Hour Trips = | | |
| | | | | | | | 5 | 3 | 8 |
| NET NEW PM PEAK HOUR TRIP GENERATION = | | | | | | | 6 | 17 | 23 |

¹ GFA = Gross Floor Area, DU = Dwelling Units, GLA = Gross Leasable Area.

² Land Use Code from ITE 9th Edition Trip Generation Manual, 2012.

³ Pass-by percent based on studies documented in the ITE Trip Generation Handbook, 2nd Edition, June 2004.

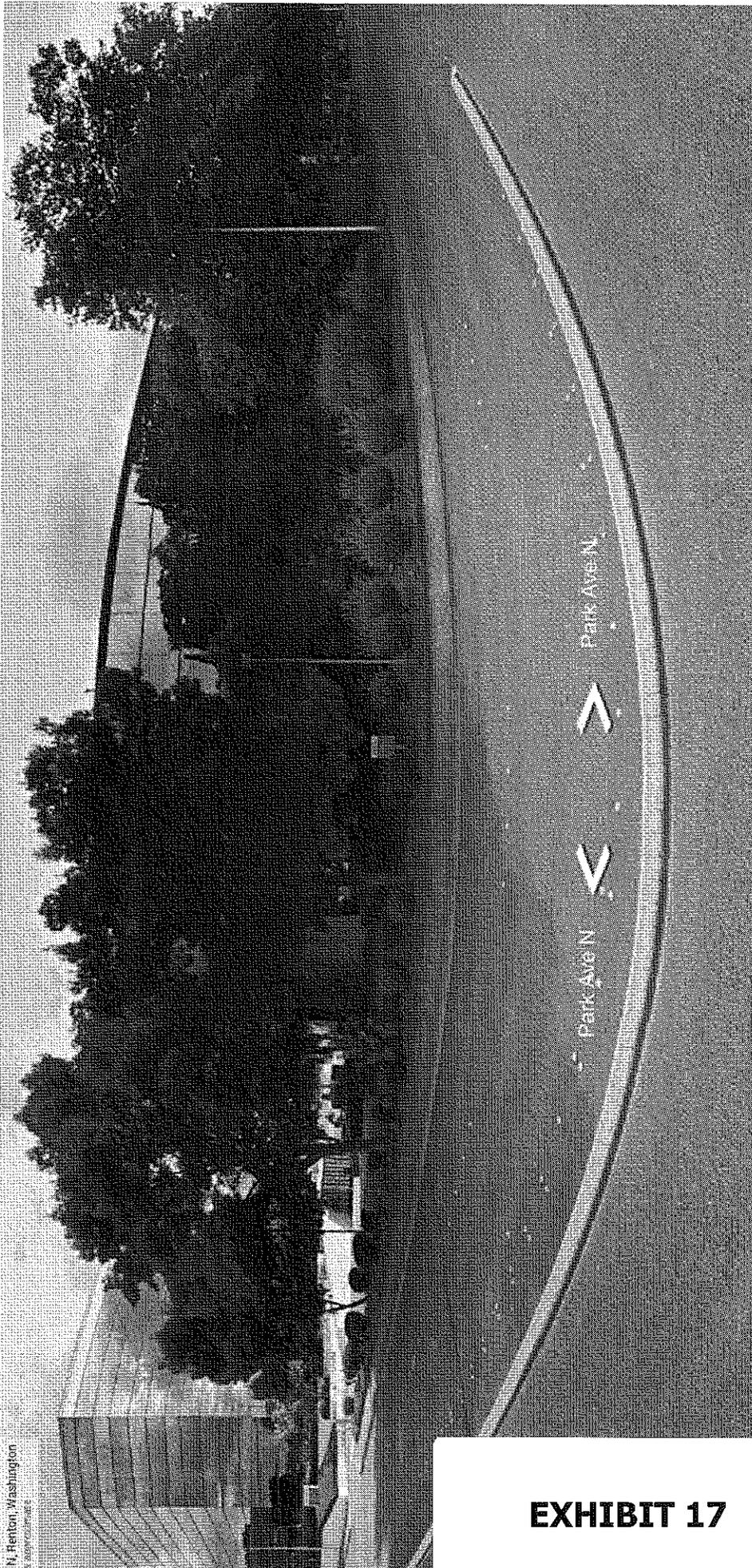


EXHIBIT 17

ENV

PLANNING DIVISION

ENVIRONMENTAL CHECKLIST

City of Renton Plan:
1055 South Grady Way-F
Phone: 425-430-7200 F

*Entire Document
Available Upon Request*

PURPOSE OF CHECKLIST:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional study reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

INSTRUCTIONS FOR LEAD AGENCIES:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS: