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BEFORE THE HEARING EXAMINER FOR THE CITY OF RENTON

RE: Longacres Business Center)
Site Plan and Street Modification) FINAL DECISION
LUA15-000076)

Summary

The applicant requests site plan approval and approval of a street modification for two (2) standalone buildings totaling 250,825 square feet (SF) at the SW Corner of SW 27th St and Naches Ave SW. One building will be a three-story 146,910 SF general office use building and the other building will be a two-story general office, laboratory, and warehouse space building. The site plan and street modification are approved with conditions.

Testimony

Clark Close, Associate City of Renton Planner, summarized the staff report. Mr. Clark clarified that secondary geotechnical review was required because of the history of the area and issues regarding the seismic hazards.

Molly Carson, applicant, requested a modification from ten to five feet for the landscaping requirement along the generator in Recommended Condition 2(a) in order to provide sufficient space for parking. Ms. Carson also requested a reduction in the sidewalk requirement in Recommended Condition No. 4(c). Ms. Carson requested that Recommended Condition No. 6 be modified because the applicant is not legally able to extend the water main across someone else's property. She requested that staff find another location for the extension.

1 Mr. Close noted that the planter strip requirement along the generator was imposed by the
2 environmental review committee and that can be modified through an addendum. As to the 4(c)
3 requirement, the staff would be willing to consider an administrative modification in order to address
4 safety issues raised by the applicant. For the modification to Recommended Condition No. 6 staff is
willing to consider additional language that authorizes staff to approve an alternative location of the
water main extension.

5 **Exhibits**

6 Exhibits 1-31 identified in the “Exhibits” list were admitted into the record during the hearing.

7 **FINDINGS OF FACT**

8 **Procedural:**

- 9
- 10 1. Applicant. Molly Carson.
 - 11 2. Hearing. A hearing was held on the application on April 14, 2015.
 - 12 3. Project Description. The applicant requests site plan approval and approval of a street
13 modification for two (2) standalone buildings totaling 250,825 square feet (SF) at the SW Corner of
14 SW 27th St and Naches Ave SW. One building will be a three-story 146,910 SF general office use
15 building and the other building will be a two-story general office, laboratory, and warehouse space
16 building. The site plan and street modification are approved with conditions. The two buildings will
17 incorporate tilt-up concrete panels in conjunction with steel framing and light gauge metal
18 construction with heights at roughly 46 feet and 36 feet. Site access will be served from SW 27th St
19 and Naches Ave SW. The project site is located in the Employment Area Valley (EAV) land use
designation and the Commercial Office (CO) zone. The site plan includes 790 parking stalls with a
minimum 10-foot wide landscaped perimeter with up to 30 feet along SW 27th St with berming. The
project site was included in the design of the existing storm drainage treatment system and the site
contains High Seismic Hazards.

20 The street modification request is a requested modification to RMC 4-6-060. RMC 4-6-060 requires
21 8 feet of landscaping, a 6 foot sidewalk, curb and gutter and a right of way width of 69 feet along
22 Naches Avenue SW. The applicant requested that they only be required to construct a five foot
23 sidewalk and a five foot landscape buffer from the intersection of SW 2th Street and Naches Avenue
SW to the first Naches Avenue driveway.

- 24
- 25 4. Adequacy of Infrastructure/Public Services. The project will be served by
26 adequate/appropriate infrastructure. The adequacy of infrastructure and services is more specifically
addressed as follows:

- 1 A. Water and Sewer Service. Sewer and water are provided by the City of Renton. There is
2 an existing sewer main in Naches Ave SW that can be connected by side sewer and the
3 conditions of approval require the applicant to construct a water main extension to the
4 project site.
- 5 B. Fire and Police. The City of Renton will provide fire and police service. Fire and police
6 department staff have determined that existing facilities are adequate to serve the
7 development.
- 8 C. Drainage. The applicant has submitted a preliminary drainage report, Ex. 23, that staff has
9 found to be acceptable for site plan review. The proposed project was included in the
10 design of an existing storm drainage treatment system, located across Naches Ave SW to
11 the south and east of the project, and staff have determined that this system is adequately
12 sized and constructed to serve the proposal.
- 13 D. Parks/Open Space. City development standards do not impose any park or open space
14 requirements for commercial uses and no legal justification is found in the administrative
15 record.
- 16 E. Off-Site Transportation. No significant off-site transportation impacts are anticipated and
17 no off-site mitigation beyond traffic impact fees is necessary. The applicant submitted a
18 Traffic Impact Analysis completed by TENW (dated February 4, 2015; Exhibit 14). The
19 results of the site access operation analysis show that the movements exiting the site at all
20 four driveways are expected to operate at LOS A in 2017. In addition, the report showed
21 that level of service of off-site intersections will not be lowered by the proposal.
- 22 G. Parking (vehicular and bicycle). Parking meets City parking standards. The applicant is
23 proposing 135 compact stalls (17%), 638 standard stalls (81%), and 17 ADA stalls (2%)
24 for a total of 790 parking stalls. Based on the parking regulations, Building A would have
25 a required minimum stall count of 441 and a maximum stall count of 661, and Building B
26 would have a required minimum stall count of 180 and a maximum stall count of 264.
Together the two buildings would have a minimum off-street parking stall requirement of
621 and a maximum stall requirement of 925. The proposed 790 stalls falls within the
minimum and maximum parking regulations of the code. So that the parking is located on
the same lot as the structure, a condition of approval requires that, the applicant complete
a lot combination into a single lot or a lot line adjustment, such that the required parking is
on the same lot as each structure, pursuant to the minimum code standards per building.
Should the applicant choose to complete a lot line adjustment with more than one lot, a

1 condition of approval requires that a cross access agreement and/or a shared parking
2 agreement be provided with the development.

3 RMC 4-4-080(F)(11)(a) requires 62 bicycle stalls for the proposal. The conditions of
4 approval authorize staff to issue an administrative modification to reduce this number due
5 to the proximity of the Sound Transit train station.

6 H. Vehicular Access and Internal Circulation. The proposal provides for safe and efficient
7 access and circulation for all users. The applicant is proposing four (4) separate full
8 access driveways from both SW 27th St and Naches Ave SW. The site access driveway on
9 SW 27th St will be located roughly 300 feet west of the NW 27th St/Naches Ave SW
10 intersection and would be restricted to right-in, right-out only. The remaining three (3)
11 driveways are located off of Naches Ave SW (approx. 380 ft, 870 ft and 1160 ft) from the
12 intersection and each meets the maximum number of driveways for single ownership.
13 Truck ingress/egress will be provided at the southernmost access at the existing cul-de-
14 sac. The main driveway approach is located approximately 180 feet south of the Federal
15 Reserve gated entry point on Naches Ave SW in order to avoid any miscommunication
16 between the two entities.

17 The site plan includes a through driveway aisle, basically around the interior perimeter of
18 the site. Pedestrian connections from the street to the buildings will be provided if all
19 conditions of approval are met. All public entries open to either the sidewalk realm at the
20 front or towards a parking area and not into an internal driveway or drive aisle which
21 promote safety and efficiency. The accessible stalls are proposed as the nearest stalls to the
22 front entrances for easier access.

23 The applicant is proposing a common pedestrian connection between the building
24 entrances and SW 27th Street, as well as around each building. No direct sidewalk
25 connection is provided from the buildings to Naches Ave SW. A condition of approval
26 requires one additional pedestrian sidewalk connection on the south end of Building B be
added from the proposed six-foot (6') sidewalk along the east side of Building B to the
five-foot (5') wide sidewalk required on Naches Ave SW. The two sidewalk connections
shall be a minimum of 5 feet wide. A revised site plan shall be submitted to and approved
by the Current Planning Project Manager prior to prior to building permit approval.

I. Landscaping and tree retention. The applicant's preliminary landscaping and tree
retention proposal has been found to comply with City standards by staff as conditioned by
this decision.

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2 The property is covered by ground cover, including 95% grass/pasture and 5% low
3 growing vegetation. There are also nine (9) “volunteer” trees growing on the site. The
4 existing conditions map shows four (4) deciduous trees near the northwest property line,
5 and four (4) cottonwood trees and one (1) poplar clump on or near the southwest property
6 corner. The applicant is proposing to strip the site of all vegetation on the site. A single
7 cottonwood on or near the southwest property line was identified on the landscaping plan
8 as being retained, thus complying with the tree retention requirements of retaining 10
9 percent of existing significant trees in commercial zones (Exhibits 4 & 5). The applicant is
10 proposing to replant the site with 38 deciduous street trees (shademaster thornless
11 honeylocust, English oak, and greenspire Linden), 120 onsite drought resistant deciduous
12 trees (vine maple, luster serviceberry, red alder, hackberry, dogwood, Oregon white oak,
13 Japanese zelkova), and 71 onsite drought resistant evergreen trees (marina madrone,
14 incense cedar, shore pine, and Douglas fir). The applicant is also proposing to plant 1,652
15 shrubs and 5,137 ground cover plants throughout the site (Exhibit 5). A final detailed
16 landscaping plan that complies with RMC 4-8-120 must be submitted and approved prior
17 to issuance of the street and utility construction permits; staff recommends this as a
18 condition of approval.

14 In order to create a meaningful landscape buffer between SW 27th Street and the proposed
15 790 surface parking lot, the Environmental Review Committee issued a mitigation
16 measure that would provide a minimum 30-foot landscaped buffer with berm along SW
17 27th Street from the back of property line. The width of the buffer may be reduced to no
18 less than 15 feet near the existing retaining wall at the northwest property line. The
19 berming will have slopes of 3:1 (2:1 max), with a maximum height of four (4) feet.

18 The proposal includes 790 parking stalls for 188,585 square feet of office space and
19 62,240 square feet of manufacturing and warehouse space. The parking lots have
20 perimeter landscaping. This is achieved through a conceptual landscaping plan that
21 includes a minimum 10-foot buffer around the perimeter of the west, north and south
22 property lines (Exhibit 5).

22 Additionally, the applicant has submitted for a street modification request on Naches Ave
23 SW, as outlined in RMC 4-6-060F.2.d (right-of-way width 60 feet, pavement width of 40
24 feet, sidewalk width of 5 feet) that would reduce the street frontage onsite landscaping
25 buffer to five at the pinch point at the first project entry (north of the first entrance into the
26 site on Naches Ave SW). In lieu of providing the code-required street improvements, the
applicant is proposing to construct a five-foot sidewalk and five-foot landscaping buffer
from the NE corner of SW 27th Street along Naches Ave SW until the project entry

1 (Exhibit 24). Provided there is no additional right-of-way dedication on Naches Ave SW,
2 and the street modification is approved with a 5-foot sidewalk and 5-foot landscape buffer,
3 the onsite landscaping buffer would maintain a minimum of five feet along the street
4 frontage.

5 Surface parking lots with 10,000 square feet or greater in area must provide a minimum of
6 5% of landscaping within the parking lot area in a pattern that reduces the barren
7 appearance of the parking lot. The parking lot area totals 282,503 square feet. The
8 applicant has provided 33,966 square feet of hardscape. The perimeter landscaping totals
9 51,567 square feet (10%) and the interior landscaping totals 34,945 square feet (7%). The
10 landscaping islands have been dispersed throughout the parking area and they serve to
11 reduce the barren appearance of the parking lot. All landscape islands meet the minimum
12 five-foot width requirement. The placement of the buildings also contributes to the break-
13 up of the 6.5-acre parking lot.

14 The staff report recommends a street modification that would reduce the street frontage
15 landscaping to zero in limited portions of the site behind the sidewalk, with fluctuations
16 up to eight feet between the first and second entrances on Naches Ave SW. The need for
17 this modification is not clear, nor whether or not the modification satisfies applicable
18 modification criteria. It appears that the modification request might facilitate landscaping
19 for the parking area, but there is no explanation as to how the modification would
20 accomplish this objective. Due to the lack of information on this modification request, it
21 will have to be addressed administratively as a separate modification request as authorized
22 by the conditions of approval.

23 The City of Renton owns the 20-foot wide commercial property between the southwest
24 parcel (APN 0886700300) and the Bank of America site (APN 0886700320). No
25 additional landscaping above the 10-foot buffer is required between the applicant's
26 parking lot and the City of Renton's commercially zoned service parcel. Underground
sprinkler systems are required to be installed and maintained for all landscaped areas,
unless 100% of the landscaping is drought tolerant. The applicant is proposing drought
resistant vegetation. The landscaping will be watered with a temporary irrigation system or
by hand watering for a period of two years. A final detailed landscape plan will need to be
submitted and approved prior to construction permit.

- J. Refuse and Recycle Enclosure. The proposal provides for adequate refuse and recyclable
areas. As outlined in the staff report, these areas are consistent with applicable City
standards.

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2 K. Recreation. The proposal integrates open space to serve as a distinctive focal point and
3 provides for adequate passive recreation space. The primary open space on the subject site
4 is located in the hardscape between the two structures at the center of the site. The roughly
5 40-foot wide space between the buildings includes landscaping and a breezeway and has
6 the potential to serve as a distinctive focal point from within the site. Proposed and
7 conditioned landscaping would provide passive recreation opportunities for Group Health
8 employees.

9 L. Transit and Bicycles. The subject site is located just south of Sound Transit's Tukwila
10 train station. The new office buildings would be within walking and biking distance from
11 this transportation hub. Bicycle stalls are also required for the proposal pursuant to City
12 code. The conditions of approval require bicycle parking to be addressed in a bicycle
13 parking plan.

14 5. Adverse Impacts. There are no significant adverse impacts associated with the project.
15 Adequate infrastructure serves the site as determined in Finding of Fact No. 4. Impacts are more
16 specifically addressed as follows:

17 A. Compatibility. No compatibility issues are evident from the record. The project site is
18 surrounded on three sides by property zoned commercial office and is bordered on the
19 west by Resource Conservation land and railroad tracks.

20 B. Views. There are no territorial views for which to maintain visual accessibility. no view
21 corridors to shorelines or Mt. Rainier are adversely affected. No comments were submitted
22 from adjacent properties regarding views.

23 C. Lighting. The applicant did not provide an on-site lighting plan. A condition of approval
24 will require the applicant to provide a lighting plan that adequately provides for public
25 safety without casting excessive glare on adjacent properties at the time of building permit
26 review. Down-lighting shall be used in all cases to assure safe vehicular movement in an
area where pedestrians could be walking. The lighting plan shall be submitted to, and
approved by, the Current Planning Project Manager prior to building permit approval.

D. Screening. The application has roof mounted mechanical equipment on both structures
that will be screened around all sides, approximately 8 feet above the top of the parapet, in
order to minimize the impacts on the pedestrian environment and adjacent uses.
Compliance with rooftop screening will be verified at the time of building permit
construction.

1 The proposed surface mounted equipment and outdoor storage is screened to the north by
2 Building B, and to the west by a planter island bulb-out. No landscaping or screening is
3 proposed on the south or east sides. Staff recommended landscaping along the south side
4 of the generator in order to provide sufficient screening. During the hearing the applicant
5 noted that such a requirement would prevent them from meeting parking standards. The
6 conditions of approval require the ten foot landscaping but authorize staff to reduce the
7 landscaping to the extent necessary to accommodate parking requirements.

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15 E. Privacy and Noise. Given the surrounding commercial uses, the proposal is not
16 anticipated to create any significant noise or privacy impacts.

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26 It is anticipated that most of the noise impacts would occur during the construction phase
of the project. The applicant has submitted a Construction Mitigation Plan (Exhibit 16),
which provides measures to reduce construction impacts such as noise, control of dust,
traffic controls, etc. Based on the provided construction mitigation description, the
applicant has indicated that construction is anticipated to begin in Summer of 2015 and
complete in late 2016. At this time, the applicant has indicated that construction work
would occur from 6:00 am to 10:00 pm Monday through Friday and from 6:00 am to 6:00
pm on Saturday. The project would be required to comply with the City's noise ordinance
regarding construction hours, which are limited to 7:00 am to 8:00 pm Monday through
Friday with hauling hours from 8:30 am to 3:00 pm or as established in the approved
traffic control plan. Also, no excessive levels of noise are expected to be generated during
the operation of the completed project.

- 17 F. Natural Systems Features. There are no natural systems on-site.

- 18 G. Loading Areas. Loading areas provide for adequate maneuverability and screening. The
19 proposal includes one loading dock on south elevation near the southeastern portion of the
20 site, facing the cul-de-sac and the stormwater detention pond. The site plan provides for a
21 minimum of 100 feet (100') of clear maneuvering area in front of each loading door.
22 Additional interior landscaping in front of the south facing portion of the generator (unless
23 modified by staff as allowed by the conditions of approval) will contribute towards
24 minimizing the views from the public street and property to the south.

25 **Conclusions of Law**

- 26
1. Authority. RMC 4-9-200(B)(2) requires site plan review for all development in the IL zone.
RMC 4-9-200(D)(2)(b)(ii) requires a public hearing before the hearing examiner because the
proposed gross floor area exceeds 100,000 square feet. RMC 4-8-080(G) classifies hearing examiner
site plan review as Type III permits and modifications as Type I permits. The site plan and

1 modification requests of this proposal have been consolidated¹. RMC 4-8-080(C)(2) requires
2 consolidated permits to each be processed under “the highest-number procedure”. The site plan has
3 the highest numbered review procedures, so the site plan and modification requests must be processed
4 as Type III applications. As Type III applications, RMC 4-8-080(G) grants the Examiner with the
5 authority to hold a hearing and issue a final decision on them, subject to closed record appeal to the
6 City Council.

7 2. Zoning/Comprehensive Plan Designations. The subject property is zoned Commercial Office
8 (CO) and has a comprehensive plan land use designation of Employment Area Valley.

9 3. Review Criteria. Site plan review standards are governed by RMC 4-9-200(E)(3).
10 Modification criteria are governed by RMC 4-9-250(D). Applicable criteria are quoted below in
11 italics and applied through corresponding conclusions of law.

12 **Site Plan**

13 **RMC 4-9-200(E)(3): Criteria:** *The Administrator or designee must find a proposed project to be in*
14 *compliance with the following:*

15 *a. Compliance and Consistency: Conformance with plans, policies, regulations and approvals,*
16 *including:*

17 *i. Comprehensive Plan: The Comprehensive Plan, its elements, goals, objectives, and*
18 *policies, especially those of the applicable land use designation; the Community Design*
19 *Element; and any applicable adopted Neighborhood Plan;*

20 *ii. Applicable land use regulations;*

21 *iii. Relevant Planned Action Ordinance and Development Agreements; and*

22 *iv. Design Regulations: Intent and guidelines of the design regulations located in RMC 4-*
23 *3-100.*

24 4. The proposal is consistent with applicable comprehensive plan policies and zoning regulations
25 as outlined in Finding 19(a)-(b) of the staff report, which is adopted by this reference as if set forth in
26 full, including the findings and conclusions. The design guidelines of RMC 4-3-100 do not apply to
projects proposed for the CO zone. See RMC 4-3-100(B)(1)(b). The applicant is vested to the 2003

¹ As discussed in other parts of this decision, the requested modification to parking stall requirements has been
“unconsolidated” and re-delegated to staff since the applicant has not provided sufficient information to evaluate that
request.

1 Development Agreement (Exhibit 17) up to and including adopted Ordinance No. 4877. Staff have
2 determined that the proposal is consistent with the development agreement and no one including the
applicant has disagreed with this determination. All the criteria quoted above are met.

3 **RMC 4-9-200(E)(3)(b): Off-Site Impacts: Mitigation of impacts to surrounding properties and**
4 *uses, including:*

5 *i. Structures: Restricting overscale structures and overconcentration of development on a*
6 *particular portion of the site;*

7 *ii. Circulation: Providing desirable transitions and linkages between uses, streets,*
8 *walkways and adjacent properties;*

9 *iii. Loading and Storage Areas: Locating, designing and screening storage areas,*
10 *utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views*
11 *from surrounding properties;*

12 *iv. Views: Recognizing the public benefit and desirability of maintaining visual*
13 *accessibility to attractive natural features;*

14 *v. Landscaping: Using landscaping to provide transitions between development and*
15 *surrounding properties to reduce noise and glare, maintain privacy, and generally*
16 *enhance the appearance of the project; and*

17 *vi. Lighting: Designing and/or placing exterior lighting and glazing in order to avoid*
18 *excessive brightness or glare to adjacent properties and streets.*

19 5. As determined in Finding of Fact No. 4 and 5, the proposal will not create any significant off-
20 site impacts, including the impacts specifically addressed in the criteria above.

21 **RMC 4-9-200(E)(3)(c): On-Site Impacts: Mitigation of impacts to the site, including:**

22 *i. Structure Placement: Provisions for privacy and noise reduction by building placement,*
23 *spacing and orientation;*

24 *ii. Structure Scale: Consideration of the scale of proposed structures in relation to natural*
25 *characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian*
26 *and vehicle needs;*

iii. Natural Features: Protection of the natural landscape by retaining existing vegetation
and soils, using topography to reduce undue cutting and filling, and limiting impervious
surfaces; and

1 *iv. Landscaping: Use of landscaping to soften the appearance of parking areas, to provide*
2 *shade and privacy where needed, to define and enhance open spaces, and generally to*
3 *enhance the appearance of the project. Landscaping also includes the design and*
4 *protection of planting areas so that they are less susceptible to damage from vehicles or*
5 *pedestrian movements.*

6 6. As determined in Finding of Fact No. 4 and 5, the proposal will not create any significant on-
7 site impacts, including those specifically addressed in the criteria above.

8 **RMC 4-9-200(E)(3)(d): Access and Circulation:** *Safe and efficient access and circulation for*
9 *all users, including:*

10 *i. Location and Consolidation: Providing access points on side streets or frontage streets*
11 *rather than directly onto arterial streets and consolidation of ingress and egress points on*
12 *the site and, when feasible, with adjacent properties;*

13 *ii. Internal Circulation: Promoting safety and efficiency of the internal circulation system,*
14 *including the location, design and dimensions of vehicular and pedestrian access points,*
15 *drives, parking, turnarounds, walkways, bikeways, and emergency access ways;*

16 *iii. Loading and Delivery: Separating loading and delivery areas from parking and*
17 *pedestrian areas;*

18 *iv. Transit and Bicycles: Providing transit, carpools and bicycle facilities and access; and*

19 *v. Pedestrians: Providing safe and attractive pedestrian connections between parking*
20 *areas, buildings, public sidewalks and adjacent properties.*

21 7. As determined in Finding of Fact No. 4, the proposal provides for adequate access and
22 circulation as required by the criterion above.

23 **RMC 4-9-200(E)(3)(e): Open Space:** *Incorporating open spaces to serve as distinctive project*
24 *focal points and to provide adequate areas for passive and active recreation by the occupants/users*
25 *of the site.*

26 8. The proposal provides for adequate open space as required by the criterion above as
determined in Finding of Fact No. 4.

RMC 4-9-200(E)(3)(f): Views and Public Access: *When possible, providing view corridors to*
shorelines and Mt. Rainier, and incorporating public access to shorelines.

9. As determined in Finding of Fact No. 5, no view corridors to shorelines or Mt. Rainier are
adversely affected. No shorelines are in the vicinity for purposes of requiring public access.

1 **RMC 4-9-200(E)(3)(g): *Natural Systems: Arranging project elements to protect existing natural***
2 ***systems where applicable.***

3 10. Natural systems will not be adversely affected by the proposal as determined in Finding of
4 Fact No. 5.

5 **RMC 4-9-200(E)(3)(h): *Services and Infrastructure: Making available public services and***
6 ***facilities to accommodate the proposed use.***

7 11. The project is served by adequate services and facilities as determined in Finding of Fact No.
8 4.

9 **RMC 4-9-200(E)(3)(i): *Phasing: Including a detailed sequencing plan with development phases***
10 ***and estimated time frames, for phased projects.***

11 12. The project is not phased.

12 **Modifications**

13 **RMC 4-9-250(D)(2): *Whenever there are practical difficulties involved in carrying out the***
14 ***provisions of this Title, the Department Administrator may grant modifications for individual cases***
15 ***provided he/she shall first find that a specific reason makes the strict letter of this Code***
16 ***impractical, that the intent and purpose of the governing land use designation of the***
17 ***Comprehensive Plan is met and that the modification is in conformity with the intent and purpose***
18 ***of this Code, and that such modification:***

19 *a. Substantially implements the policy direction of the policies and objectives of the*
20 *Comprehensive Plan Land Use Element and the Community Design Element and the*
21 *proposed modification is the minimum adjustment necessary to implement these policies and*
22 *objectives;*

23 *b. Will meet the objectives and safety, function, appearance, environmental protection and*
24 *maintainability intended by the Code requirements, based upon sound engineering judgment;*

25 *c. Will not be injurious to other property(ies) in the vicinity;*

26 *d. Conforms to the intent and purpose of the Code;*

e. Can be shown to be justified and required for the use and situation intended; and

f. Will not create adverse impacts to other property(ies) in the vicinity.

13. The criterion above are met for the requested modification identified in Finding of Fact No. 3
for the reasons identified at pages 22-23 of the staff report.

DECISION

The site plan and street standard modification identified in Finding of Fact No. 3 are approved, subject to the following conditions:

1. The applicant shall comply with the four mitigation measures issued as part of the Determination of Nonsignificance-Mitigated (DNS-M), published March 27, 2015.
2. The applicant shall be required to submit a detailed landscape plan that complies with RMC 4-8-120 to the Current Planning Project Manager prior to construction permit approval. The revised landscape plan shall include, but is not limited to, the following:
 - a. Add a minimum 10-foot wide landscape strip along the south side of the proposed generator. The landscape strip shall include a mixture of trees, plants and shrubs. This requirement may be reduced or eliminated by staff to the extent necessary to accommodate required parking
 - b. Add a minimum 5-foot wide landscape strip, at the back of the existing curb and/or behind a required 6" vertical curb, between the first and second project entry points on the west side of Naches Ave SW.
3. The applicant shall be required to add 62 bicycle parking spaces onsite as required by RMC 4-4-080(F)(11)(a). Staff may reduce the number of required bicycle parking spaces as authorized by an administrative modification as authorized by RMC 4-4-080(F)(11)(d). Bicycle parking shall be provided for secure extended use and shall protect the entire bicycle and its components and accessories from theft and weather. Acceptable examples include bike lockers, bike check-in systems, in-building parking, and limited access fenced areas with weather protection. A final bicycle parking analysis and bicycle parking plan shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.
4. The applicant shall be required to submit a revised site plan to the Current Planning Project Manager prior to construction permit approval. The revised site plan shall depict the following:
 - a. Add one (1) additional pedestrian sidewalk connection on the south end of Building B from the proposed 6' sidewalk, along the east side of Building B, to the staff proposed 5' wide sidewalk on Naches Ave SW. This sidewalk connection shall be a minimum of 5' wide.
 - b. Add a new 6" vertical curb (or if possible reuse existing) and a new 5' wide sidewalk between the intersection of SW 27th St and Naches Ave SW up to the south end of the first project entry point on Naches Ave SW (approximately 365 feet). Approximately 5'-6" of right-of-way dedication along this stretch of Naches Ave SW will be required.

- 1 c. Add a 5-foot sidewalk between the first and second project entry points on Naches
2 Ave SW. The sidewalk shall be placed behind a minimum 5-foot wide landscape
3 strip. Approximately 10'-6" of right-of-way along Naches Ave SW will be
4 required. Staff may reduce or eliminate this requirement through approval of an
5 administrative modification.
- 6 d. Add a 6" vertical curb between the second and third project entry points on
7 Naches Ave SW. Approximately 6" of right-of-way dedication along the west part
8 of Naches Ave SW will be required.
- 9 5. The applicant shall provide architectural details for the refuse and recyclable deposit areas
10 that are consistent with the design of the primary structures. The deposit areas for
11 Building A shall be modified in size in order to meet the minimum area requirements of
12 the use. Building A shall have a recyclable deposit area that has a minimum area of 294
13 square feet and a refuse deposit area with a minimum area of 588 square feet. A revised
14 trash enclosure detail(s), meeting the minimum size requirements and design details for
15 each refuse and recycling area, shall be submitted to and approved by the Current
16 Planning Project Manager prior to building permit approval.
- 17 6. The applicant shall provide an off-site 12-inch water main extension from the existing 12-
18 inch water stub located north of the intersection of SW 27th St and Naches Ave SW and
19 extending northerly and easterly across the adjacent properties north of SW 27th St and
20 connecting to the existing 12-inch water line in Oakesdale Ave SW. The applicant shall
21 obtain the required easements, minimum 15' wide, from adjacent property owners for the
22 off-site water main extension. Staff may approve an alternative route as necessary to
23 accommodate the access routes available to the applicant. The applicant shall also obtain
24 all required permits or authorizations from Olympic Pipeline and from King
25 County/Metro for any work conducted within the vicinity of their respective lines.
- 26 7. The applicant shall be required to submit a conceptual sign package which indicates the
approximate location and size of all exterior building signage. Proposed signage shall be
compatible with the building's architecture and exterior finishes. The conceptual sign
package shall be submitted to, and approved by, the Current Planning Project Manager
prior to building permit approval.
8. The applicant shall provide a lighting plan which will adequately provide for public
safety without casting excessive glare on adjacent properties at the time of building
permit. The plan shall indicate the location of exterior/ornamental lighting to be attached
to the building, and any surface parking lighting, including specifications of the light
fixtures. The lighting plan shall be submitted to, and approved by, the Current Planning
Project Manager prior to building permit approval.
9. The applicant shall provide a cross access agreement and/or a shared parking agreement if
the development is divided into two or more separate lots.

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DATED this 28th day of April, 2015.



Phil A. Olbrechts

City of Renton Hearing Examiner

Appeal Right and Valuation Notices

RMC 4-8-080 provides that the final decision of the hearing examiner is subject to appeal to the Renton City Council. RMC 4-8-110(E)(14) requires appeals of the hearing examiner’s decision to be filed within fourteen (14) calendar days from the date of the hearing examiner’s decision. A request for reconsideration to the hearing examiner may also be filed within this 14 day appeal period as identified in RMC 4-8-110(E)(13) and RMC 4-8-100(G)(9). A new fourteen (14) day appeal period shall commence upon the issuance of the reconsideration. Additional information regarding the appeal process may be obtained from the City Clerk’s Office, Renton City Hall – 7th floor, (425) 430-6510.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.