

ADMINISTRATIVE SHORT PLAT REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	March 31, 2015
Project Name:	Nantucket Short Plat
Project Number:	LUA14-001272; SHPL-A
Project Manager:	Kris Sorensen, Associate Planner
Owner:	Nantucket Avenue, LLC; 2812 257 th Pl SE; Sammamish, WA 98075
Applicant/Contact:	Darrell Offe; Offe Engineers; 13932 SE 159 th Pl; Renton, WA 98058
Project Location:	2802 and 2820 Park Ave N

Project Summary: The applicant is requesting Administrative Short Plat review. The two parcels at 2802 and 2820 Park Ave N in the Residential-8 (R-8) zone create a 62,520 sf (1.44-acre) site which is proposed to be subdivided into 8 residential lots and one stormwater tract. Density would be 7.1 du/ac where two existing homes would be demolished. Lot sizes would range from approximately 5,001 net sf to 5,444 net sf. One lot would gain direct access from Park Ave N and two lots would gain access from an access easement connected to Park Ave N with the remaining five lots gaining access from the proposed private street that connects to N 28th. The applicant submitted a tree inventory and retention plan, geotechnical report, and drainage report with the application. The proposal includes dedication of right-of-way along the public street frontages and construction of curb, gutter, planter strip for trees, and sidewalks. A stormwater tract for a vault is proposed in the southwest corner of the site. Of the 37 significant trees inventoried, 14 would be taken out for public and private streets with 29 new trees proposed to be planted within front yards and along the public and private streets.

Exist. Bldg. Area SF:	3,860 sf	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	N/A
Site Area:	62,520 sf (1.435-acre)	Total Building Area GSF:	N/A



Project Location Map

B. EXHIBITS:

- Exhibit 1: Administrative Short Plat Report and Decision
- Exhibit 2: Neighborhood Detail
- Exhibit 3: Short Plat Plan, prepared by Lanktree Land Surveying, date 1/15/15, Sheet 1 of 1
- Exhibit 4: Landscape Plan, prepared by Jeff Varley
- Exhibit 5: Density Worksheet
- Exhibit 6: Tree Retention Worksheet
- Exhibit 7: Tree Retention Plan, prepared by Offe Engineers, date 1/28/15, Sheet 1 of 1
- Exhibit 8: Drainage Report, prepared by Offe Engineers, date 10/14/14 Revised 1/30/15
- Exhibit 9: Geotechnical Report, prepared by Robert Pride, date 11/7/14
- Exhibit 10: Topography, Boundary, and Tree Survey, prepared by Lanktree Land Surveying, date 9/13/14, Sheet 1 of 1
- Exhibit 11: Grading/Street Profile/Drainage/Utility Plan, prepared by Offe Engineers, date 1/27/15, Sheet 1 of 1
- Exhibit 12: Vault Plan, prepared by Offe Engineers, date 1/27/15, Sheet 1 of 1
- Exhibit 13: Project Narrative
- Exhibit 14: Schools for Attendance and Transportation, prepared by Renton School District, email date March 19, 2015
- Exhibit 15: Public Comments – 4
- Exhibit 16: City Staff Responses to Public Comments
- Exhibit 17: Advisory Notes / Review Comments
- Exhibit 18: Request by City to repair and replace stormwater facility and granting of request and allowance for work and access from Clover Creek Homeowners Association
- Exhibit 19: Aerial

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Nantucket Avenue, LLC; 2812 257th PI SE; Sammamish, WA 98075
- 2. **Zoning Designation:** Residential 8 (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RSF)
- 4. **Existing Site Use:** Single Family Residential
- 5. **Neighborhood Characteristics:** Single Family Residential
 - a. **North:** *Single family residential and an undeveloped property used as a transit parking lot in R-8 zone*
 - b. **East:** *Single family residential uses in R-8 zone*
 - c. **South:** *Single family residential uses in R-8 zone*
 - d. **West:** *Single family residential use in R-8 zone*
- 6. **Access:** Access is gained via Park Ave N and N 28th St
- 7. **Site Area:** 62,520 sf (1.435-acre)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5099	11/01/2004
Zoning	N/A	5100	11/01/2004
Annexation, Kenndale	N/A	2531	12/31/1969

E. PUBLIC SERVICES:**1. Utilities**

- a. Water: Water service is provided by City of Renton.
- b. Sewer: Sewer service is provided by City of Renton.
- c. Surface/Storm Water: There is limited storm conveyance in Park Ave NE.

2. **Streets:** There are no street improvements fronting the site along both Park Ave N or N 28th St. The streets are classified as Residential Access streets.

3. **Fire Protection:** Service provided by City of Renton Fire Department.

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standards

2. Chapter 4 Property Development Standards

- a. Section 4-4-070: Landscaping Regulations
- b. Section 4-4-080: Parking, Loading, and Driveway Regulations
- c. Section 4-4-130: Tree Retention and Land Clearing Regulations

3. Chapter 6 Streets and Utility Standards

- a. Section 4-6-030: Drainage (Surface Water) Standards
- b. Section 4-6-060: Street Standards

4. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivisions
- b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
- c. Section 4-7-150: Streets – General Requirements and Minimum Standards
- d. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

5. Chapter 9 Permits - Specific**6. Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element: Residential Single Family (RSF) land use designation
2. Community Design Element

H. DEPARTMENT ANALYSIS:

1. Project Description/Background

The applicant, Darrell Offe, has requested preliminary short plat approval for an 8-lot short plat. The applicant is proposing to subdivide a 1.435-acre (62,520 sf) site zoned Residential-8 (R-8) dwelling units per acre (Exhibit 2) for single family residential development. The subject site is a combination of two parcels at 2820 and 2802 Park Ave N. The site is located on the northeast corner of the intersection of Park Ave N and N 28th St. The application was originally submitted as a 10-lot subdivision (9 building lots and 1 tract) and has since been revised with one less single family lot. As a result of the reduction to 8 building lots and 1 tract, the subject project now qualifies as a short plat and no longer is considered to be a preliminary plat. Therefore, the land use review process has been changed accordingly.

Two existing single family homes would be demolished as part of site development. The site generally slopes from the northeast to the southwest. The stormwater vault facility is proposed at the low point of the site in the southwest corner (Exhibit 3). There is an approximate elevation change of 12 feet across the site (Exhibit 10). A new 26-foot wide private street would be constructed in an access and utility easement that connects to N 28th St (Exhibit 3) and runs along the easterly border of the site. An 8-foot landscaped buffer with trees, shrubs and ground cover would be located between the Private Street and easterly abutting property (Exhibit 4). The site is located in the Aquifer Protection Zone 2. No other critical areas are identified on the subject site.

City Council adopted Ordinance 5724 to provide interim zoning standards for the R-8 zone. The legislation became effective at the time of Council approval on September 22, 2014. The Nantucket Plat application was determined complete on September 18, 2014, and therefore, is vested to the R-8 standards as were allowed prior to the Council adoption of Ordinance 5724.

The site is designated Residential Single Family (RSF) in the City of Renton Comprehensive Land Use Plan. The subject site is located on the northeast corner of the intersection of Park Ave N and N 28th St in the Kennydale Community Planning Area. The proposal for eight lots would arrive at a net density of 7.1 dwelling units per acre (du/ac) (Exhibit 5). Lot sizes for the residential parcels range from 5,001 net sf to 5,444 net sf in size. Access to the lots would be varied: Lot 1 gaining access from Park Ave N; Lots 2 and 3 gaining access from an access easement on the stormwater Tract A; and Lots 4 through 8 gaining access from a new private street. Only Lot 1 would have a curb cut along a street for direct access to a garage, where all other lots would have driveways connected to the Private Street or access easement to reduce the amount of curb cuts across the public sidewalk. The private street is designed to provide the required fire emergency access with a required hammerhead turnaround located on Lots 7 and 8 (Exhibit 3). Dedication of right-of-way is proposed along both Park Ave N and N 28th St.

Public street improvements include installation of planter strip, sidewalk, curb, and gutter along both street frontages on the project side.

There are 37 significant trees identified on the survey (Exhibit 10). The Tree Retention Worksheet (Exhibit 6) states that 14 trees would be removed for the construction of the public street and private street improvements (Exhibit 7). There would be 29 new trees planted around the site with 5 existing significant trees retained (Exhibit 4).

2. Environmental Review

Except when located on lands covered by water or sensitive areas, short plats are exempt from SEPA Environmental Review pursuant to WAC 197-11-800(6)(a).

3. Staff Review Comments

Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments have been incorporated into the appropriate sections of this report and the "Advisory Notes to the Applicant/Review Comments" (Exhibit 17).

4. Comment from the Public

Staff received four comment letters (Exhibit 15) when the proposal was submitted originally as a 9-lot proposal. The comment letters are still applicable as the project has been revised to include one less residential lot. Concerns range from tree retention, type of drainage facility, sufficiency of parking, narrowness of N 28th St, design of homes, and driveways to homes across sidewalk areas. Staff provided responses to each of the letters (Exhibit 16). Specifics of the received comment letters are below:

- September 28, 2014 letter: The commenter has six main points; the lack of clarity of the proposal for tree retention; access points to each of the lots; and support for street improvements although added street lighting is not supported. A few of the comments relate to site design and design standards for build out. The commenter asks that the current fence heights for front yard setbacks be put on the plat due to lack of enforcement by the city, that the homes have a minimum of 18 feet setbacks to garages, and that the stormwater tract, if a pond, are usually ill-maintained and may be poorly designed as the corner is a gateway into the neighborhood.
- September 30, 2014 letter: The commenter has three main concerns and asks for a covered vault rather than an open pond for the stormwater detention facility, or for better facility options for the project. Another concern is about home designs and that most homes are not varied enough in design. The last concern is about the N 28th St, where the street is currently very narrow, where improvements would stop at the end of the project and not continue (ie sidewalks), and that if parked cars area allowed on the road, there would be no room for two cars to pass.
- October 8, 2014 letter: The commenter is concerned of the potential parking impacts and spillover parking needs of the new homes added to the area. Specifically, new homes on the proposed private street and those that would face N 28th St. Additionally, the

commenter states that N 28th St is currently not constructed to required City standards for widths, curbs, sidewalks, etc.

- October 10, 2014 letter: The commenter has five main concerns, two of them regarding the stormwater tract and drainage. It is suggested that an open pond would be a hazard especially to children. It should be located in a different area of the project. Drainage is an issue and the new homes may cause continued flooding on N 28th St and homes south of N 28th St. Another comment is specific to the safety of N 28th St, with abutting homes pulling out onto it, increased traffic, parking along the street, and how the increase of new lots along the street would impact the street, parking, and neighboring properties that also use the street. One comment is related to site layout and the subdivided properties. The commenter states the plan does not fit with the existing neighborhood, as it is more dense and does not have yards or space similar to other homes in the surrounding area.

5. Consistency with Short Plat Criteria

Approval of a short plat is based upon several factors. The following short plat criteria have been established to assist decision-makers in the review of the short plat:

I. FINDINGS:

Having reviewed the written record in the matter, the City now enters the following:

- 1. Request:** The project proponent has requested approval of a short plat subdivision of a 62,520 sf (1.435-acre) property in the Kennydale community into 8 lots suitable for development with single-family residential structures, where the two existing single-family dwellings would be demolished. The project would have a density of 7.1 du/ac based on the numbers provided on the Short Plat plan (Exhibit 3).
- 2. Application:** The subject site is owned by Nantucket Avenue, LLC; 2812 257th PI SE; Sammamish, WA 98075.
- 3. Comprehensive Plan:** The property has a Comprehensive Plan land use designation of Residential Single-Family (RSF). The proposed project furthers the objectives and policies of the RSF section of the Land Use Element of the Comprehensive Plan. The objectives and policies of the Community Design Element are also supported by the project as proposed.
- 4. Zoning:** Objectives and policies of the RSF designation are implemented by standards and regulations of the Residential 8 zone. The project, as proposed, meets or exceeds the R-8 zone standards and regulations, if conditions of approval are met.
- 5. Subdivision Regulations:** The short plat, as proposed, would meet the requirements of RMC 4-7 Subdivision Regulations, if conditions of approval are met.
- 6. Existing Land Uses:** The site consists of one parcel with an existing family home and accessory structure, which is proposed to be retained.
- 7. Setbacks:** Minimum setback requirements of the R-8 zone could be met for the new lots if all conditions of approval are met.
- 8. Short Plat Review Criteria:** Approval of a plat is based upon several factors. The following short plat criteria, in the matrix below, have been established to assist decision-makers in the review of the plat. The criteria are evaluated on compliancy, and the depth of compliance is provided

through a denotation next to the criteria text as follows: (✓ Compliant; Note 1: Partially compliant; Note 2: Not compliant; Note 3: Compliance not yet demonstrated).

<p>1. CONFORMANCE WITH THE COMPREHENSIVE PLAN: The site has the Comprehensive Land Use designation of Residential Single Family (RSF). Land designated RSF is intended to be used for high quality detached, single-family residential development organized into neighborhoods at urban densities. It is intended that larger subdivisions, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single family living environments. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies, if all conditions of approval are met, unless noted otherwise:</p>	
✓	<p>Policy LU-158. Net development densities should fall within a range of 4 to 8 dwelling units per acre in Residential Single Family Neighborhoods.</p> <p>Staff Comment: <i>The resulting 1.435-acre site is located within the R-8 zoning classification. After subtracting 3,086 sf for proposed right-of-way dedications and 10,299 sf for the private street access easement; the net square footage of the site would be 49,135 sf (1.128 net acres). The 8 lot proposal would arrive at a net density of 7.1 dwelling units per acre (8 residential lots / 1.128 acres = 7.1 du/ac), which falls within the permitted density range for the R-8 zone.</i></p>
✓	<p>Objective CD-C. Promote reinvestment in and upgrade of existing residential neighborhoods through redevelopment of small, underutilized parcels with infill development, modification and alteration of older housing stock, and improvements to streets and sidewalks to increase property values.</p> <p>Staff Comment: <i>Eight new residential parcels would be created for infill.</i></p>
✓	<p>Policy CD-12. Sidewalks or walking paths should be provided along streets in established neighborhoods, where sidewalks have not been previously constructed. Sidewalk width should be ample to safely and comfortably accommodate pedestrian traffic and, where practical, match existing sidewalks.</p> <p>Staff Comment: <i>The subject site is a corner lot and has street frontages on two public Residential Access streets, both Park Ave N and N 28th St. Along Park Ave N, there is approximately 200 feet in length and along N 28th St there is approximately 257 feet in length (Exhibit 3). There are no existing street improvements within either streets' right-of-way on the project side (Exhibit 17 – Engineering Review, Existing Conditions subsection). There is limited street frontage improvements along the frontage of surrounding streets with the exception of that portion of Park Ave N, north of N 28th Pl on the west side of the street where a sidewalk is located that continues north. There is not sufficient existing right-of-way to provide the required street improvements in either Park Ave N or N 28th St for curb, gutter, planter strip, and sidewalk. The applicant proposes to dedicate approximately 1.5 feet of frontage for public right-of-way along Park Ave N and approximately 10.5 feet of frontage for public right-of-way along N 28th St. The required public right-of-way street improvements on the project side would include the required 13 feet paving from centerline, curb and gutter, an 8-foot wide planter strip, and a 5-foot wide sidewalk. Proposed street improvements would include curb, gutter, planter strip and sidewalk for both street frontages and as required to meet the City's street standards</i></p>

	<i>(Exhibit 11 – Utilities Plan).</i>																			
✓	<p>Policy CD-14. Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, updated housing stock, and new vitality to neighborhoods.</p> <p>Staff Comment: <i>The eight proposed lots would allow for updated housing stock.</i></p>																			
Note 3	<p>Policy CD-15. Infill development should be reflective of the existing character of established neighborhoods even when designed using different architectural styles, and /or responding to more urban setbacks, height or lot requirements. Infill development should draw on elements of existing development such as placement of structures, vegetation, and location of entries and walkways, to reflect the site planning and scale of existing areas.</p> <p>Staff Comment: <i>Detailed site and architectural designs will be reviewed to determine compatibility with the context of the site, at the time building permits are submitted.</i></p>																			
<p>2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION: Objectives and policies of the Comprehensive Land Use Plan Residential Single Family designation are implemented by Residential 8 zoning (R-8). RMC 4-2-110A provides development standards for development within the R-8 zoning classification. The proposal is consistent with the following development standards if all conditions of approval are met, unless noted otherwise:</p>																				
✓	<p>Density: The minimum density allowed in the R-8 zone is 4 dwelling units per net acre (du/ac). The maximum density permitted in the R-8 zone is 8.0 du/as. Net density is calculated after the deduction of critical areas, areas intended for public rights-of-way, and private access easements. Calculations for minimum or maximum density that result in a fraction that is 0.50 or greater shall be rounded up to the nearest whole number. Those density calculations resulting in a fraction that is less than 0.50 shall be rounded down to the nearest whole number.</p> <p>Staff Comment: <i>The applicant proposes to dedicate approximately 1.5 feet of frontage for public right-of-way along Park Ave N and approximately 10.5 feet of frontage for public right-of-way along N 28th St (Exhibit 3). The gross square footage of the subject site is 62,520 sf (1.435 acres) and the net area of the subject site with the private street area and right-of-way dedications is 49,135 sf (1.128 acres). The 8-lot proposal would arrive at a net residential density of 7.1 dwelling units per acre (8 units / 1.128 acres = 7.1 du/ac), which falls within the permitted density range for the R-8 zoning classification.</i></p>																			
✓	<p>Lot Dimensions: Staff Comment: <i>R-8 Standards apply:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><i>Proposed Lots (Exhibit 3)</i></th> <th style="text-align: left;"><i>Net Lot Area</i></th> <th style="text-align: left;"><i>Width minimum</i></th> <th style="text-align: left;"><i>Depth</i></th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;"><i>4,500 sf minimum</i></td> <td style="text-align: center;"><i>50 feet-interior; 60 feet-corner</i></td> <td style="text-align: center;"><i>65 feet minimum</i></td> </tr> <tr> <td>Lot 1</td> <td style="text-align: center;">6,330 sf</td> <td style="text-align: center;">60 ft</td> <td style="text-align: center;">105 ft</td> </tr> <tr> <td>Lot 2</td> <td style="text-align: center;">6,324 sf</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">126 ft</td> </tr> </tbody> </table>				<i>Proposed Lots (Exhibit 3)</i>	<i>Net Lot Area</i>	<i>Width minimum</i>	<i>Depth</i>		<i>4,500 sf minimum</i>	<i>50 feet-interior; 60 feet-corner</i>	<i>65 feet minimum</i>	Lot 1	6,330 sf	60 ft	105 ft	Lot 2	6,324 sf	50 ft	126 ft
<i>Proposed Lots (Exhibit 3)</i>	<i>Net Lot Area</i>	<i>Width minimum</i>	<i>Depth</i>																	
	<i>4,500 sf minimum</i>	<i>50 feet-interior; 60 feet-corner</i>	<i>65 feet minimum</i>																	
Lot 1	6,330 sf	60 ft	105 ft																	
Lot 2	6,324 sf	50 ft	126 ft																	

	Lot 3	6,444 sf	81 ft	80 ft
	Lot 4 (Corner)	5,988 sf	60 ft	129 ft
	Lot 5	5,001 sf	50 ft	129 ft
	Lot 6	5,484 sf	70 ft	120+ ft
	Lot 7	5,022 sf	50+ ft	99+ ft
	Lot 8	5,755 sf	50+ ft	150 ft
Note 3	<p>Setbacks: The minimum front yard setback in the R-8 zone is 15 feet; minimum side yard is 5 feet and, minimum side yard along a street 15 feet for the primary structure; minimum rear yard is 20 feet.</p> <p>Staff Comment: For all proposed lots there is sufficient area for new residential structures that would comply with setbacks. All lots would have setbacks reviewed at time of building permit.</p>			
Note 3	<p>Building Standards: The R-8 zone permits one single family residential structure per lot. Accessory structures are permitted at a maximum number of two per lot with a maximum size of 720 square feet each, or a maximum of one per lot with a maximum of 1,000 square feet. Accessory structures are permitted only when associated with a primary structure located on the same parcel of land.</p> <p>The maximum building height in the R-8 zone is 30 feet. <u>Building height</u> is based on the measurement of the vertical distance from the grade plane to the average height of the roof surface. The <u>grade plane</u> is the average of existing ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line, or where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.</p> <p>The maximum building coverage in the R-8 zone, for lots larger than 5,000 sf, is 35 percent or 2,500 sf, whichever is greater.</p> <p>The maximum impervious surface area is 75 percent.</p> <p>Staff Comment: For all lots, building elevations, floor plans and a site plan, which would be used to determine building height, building coverage and impervious surface coverage, have not been submitted. They would be submitted for building permit review (compliance not yet demonstrated).</p>			
Note 1	<p>Landscaping: Landscaping is required for all subdivisions including short plats. A detailed landscape plan is usually required to be approved prior to issuance of street or utility construction permits.</p> <p>A ten foot-wide on-site landscaped area is required along all public street frontages, with the exception of areas for required crosswalks and driveways. This landscaped area shall</p>			

be on-site and shall include a mixture of trees, shrubs and ground cover. Two trees are required in the front yard of each lot, when no street trees are provided in front of a residence.

A minimum planting strip width between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover per subsection RMC 4-4-070 L.2, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Any stormwater facilities require a minimum amount of landscaping per RMC 4-4-070H.6. Refer to the City's Approved Tree list and spacing standards available through the Department of Community and Economic Development and on the City's website. In addition, where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard of each lot.

Staff Comment: *The applicant submitted a conceptual landscape plan (Exhibit 4) for on-site landscape improvements, landscaping in the public street planting strips, and existing trees to be retained. For the on-site improvements, the applicant has identified two trees to be planted in the front yard of each lot. Also, the application has identified a buffer strip between the private street and the abutting property to the east, where 6 Katsura trees are to be located with groundcover consisting of grasses and shrubs. The landscape plan does not identify the required 10-foot buffer of landscaping along public streets. Therefore, staff recommends, as a condition of approval, that a detailed landscape plan be submitted to the Current Planning Project Manager prior to construction permit approval that identifies a mix of landscape plantings in the 10-foot buffer per RMC 4-4-070F.1.*

Additionally, the project has a stormwater facility vault located in the southwest corner of the site as identified on the landscape plan. The landscape plan does not identify landscaping plants on the proposed stormwater tract where the vault is to be located (Exhibit 4). A 10-foot landscape buffer is required along all public street frontages where there is pervious surface. Additionally, per RMC 4-4-070H.6, landscaping is required around stormwater facilities; although no trees or shrubs shall be located within 10 feet of any manmade drainage structure including a vault. Surrounding the proposed vault would be pervious surface, which is required to be landscaped per RMC 4-4-070F.5. The vault plan (Exhibit 12) identifies portions of the vault that may be elevated above the surface ground level, where this elevated portion may be visible to passers by. A vault should be located underground and/or soil should be graded to cover the vault. Once the vault is covered in soil the entire Tract A, with the exception of the access easement, should be able to be landscaped. Therefore, staff recommends as a condition of approval, that a detailed landscape plan be submitted to the Current Planning Project Manager prior to construction permit approval. The landscape plan shall identify a mix of landscape plantings in the stormwater tract and that the vault shall be designed to be fully covered with gound/soil or an alternative method of screening approved by the

	<p><i>Planning Division. Additionally, because the stormwater landscaping is required and maintenance of such landscaping is needed, staff recommends as a condition of approval, that the applicant add to the face of the plat that maintenance of the landscaping in Tract A shall be the responsibility of all home owners of the subdivision and that landscaping screening of any portions of the vault above grade is required.</i></p> <p><i>A stormwater detention pond, rather than the proposed vault, would not provide the same level of aesthetic benefits as the proposed vault does, which is integral to the approval of the requested short plat at the corner of this intersection of Park Ave N and N 28th St. Staff received public comments regarding the potential impact of a pond, both as a potential safety hazard and also as a negative aesthetic feature within public view at a public intersection. Therefore, staff recommends as a condition of approval, that any proposal to convert the stormwater vault within Tract A to a stormwater detention pond would not be approved through this staff recommendation, and would require a new subdivision application which would allow a new public review process.</i></p> <p><i>The street trees to be located within the right-of-way planting strips are identified as Katsura species. The City’s Community Services and Forestry division state that Katsura would be allowed along N 28th St, but not along Park Ave N, as there are overhead lines that may be impacted in the future (Exhibit 17 – Community Services). Therefore, staff recommends as a condition of approval, that the Katsura trees not be used along Park Ave N, and that an alternative smaller maturing species be provided. The City has an approved tree species list for street trees available on the City’s website which can be used to identify alternative tree species for planting along Park Ave N.</i></p>
<p>✓</p>	<p>Tree Retention: Existing trees shall be retained where feasible. RMC 4-4-130 requires 30 percent of trees to be retained. If the required number of trees cannot be retained, they must be replaced according to RMC 4-4-130H.</p> <p>Staff Comment: <i>According to the Tree Retention Worksheet and Tree Inventory there are 37 significant trees with 6-inch diameter or greater on the site (Exhibits 5 and 8). Fourteen trees would be excluded from retention requirements due to their location within the areas where street right-of-way and the private street are to be developed.</i></p> <p><i>The Tree retention standards require a minimum of 30 percent of the trees after deduction which is 23 trees; which requires 7 on-site trees to be retained or replaced. The applicant is proposing to retain 5 trees, including Spruce, Pine, Cedar, Cherry, and Hawthorne species. To replace the 2 trees that cannot be retained, the applicant must provide 8 replacement trees where the applicant proposes to install a total of 29 new trees all 3 inches in caliper (Exhibit 4). Trees would be planted in front yards of each lot, between the easterly neighboring property and the private street, and within the public street planter strips. Based on the provided landscape plan the applicant has complied with the tree retention standards of the code.</i></p>
<p>✓</p>	<p>Parking: Off-street parking for 2 vehicles per residential unit is required.</p> <p>Staff Comment: <i>There is sufficient space to provide on-site parking as required for all</i></p>

	<p><i>proposed lots. Parking is not allowed on the private street, hammerhead area of the private street, or the access easement on Tract A. The hammerhead turn around is to be clear at all times for fire and emergency services. One of the public comment concerns is regarding available parking. In the initial application for the 9 residential lot proposal, the applicant stated that each residential lot would have 4 vehicle parking spaces; two on the driveways, and two within the two-car garages for each home. With 8 lots created for new homes through the proposed short plat and four parking spaces on each, there would be approximately 32 vehicular stalls for each home. Therefore, each lot would meet the minimum of two on-site parking stalls for each residential unit.</i></p>
<p>✓</p>	<p>Critical Areas: The subject site is located within the Aquifer Protection Zone 2. The overall purpose of the aquifer protection regulations is to protect aquifers used as potable water supply sources by the City from contamination by hazardous materials. Some uses are restricted that store, handle, treat, use, or produce substances that pose a hazard to groundwater quality. If fill is used for project development, a fill source statement would be required. The proposed building will be required to comply with applicable seismic building standards due to the presence of the seismic hazard area.</p>
<p>3. DESIGN STANDARDS: Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use and Community Design Elements of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of building permits. The proposal is consistent with the following design standards, unless noted otherwise:</p>	
<p>✓</p>	<p>Lot Configuration: Standards apply to subdivisions of 4 or more street-fronting lots. Variety in the configuration of lots enhances the image of variety of housing stock and helps minimize perceptions of monotony. One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet minimum of one per four abutting street-fronting lots, or 2. Minimum of four lot sizes (minimum of 400 gross square feet size difference), or 3. A front yard setback variation of at least 5 feet minimum for at least every four abutting street fronting lots. <p>Staff Comment: <i>All proposed lots abut a public or private street. The proposal meets the first criteria where a lot width variation of 10 feet minimum of one per four abutting street-fronting lots is met. Lots 5-8 are four abutting lots where there are lot widths that range from approximately 50 up to 70 feet (Exhibit 3).</i></p>
<p>Note 3</p>	<p>Garages: The minimization of the visual impact of garages contributes to creating communities that are oriented to people and pedestrians, as opposed to automobiles. One of the following is required (some options are not listed here due to lack of site feasibility, i.e. garages accessed from alley):</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least 8 feet, or 2. Located so the roof extends at least 5 feet (excluding eaves) beyond the front of the garage for at least the width of the garage, plus the porch/stoop area, or

	<p>3. Sized so that it represents no greater than 50 percent of the width of the front façade at ground level, or</p> <p>4. Detached.</p> <p>The portion of the garage wider than 26 feet across the front shall be set back at least 2 feet.</p> <p>Staff Comment: For all lots, building plans, which would be used to determine visual impact of garages, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Primary Entry: Entrances to houses shall be a focal point and allow space for social interaction. One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum 4 feet by 6 feet and 12 inches above grade, or 2. Porch: minimum 5 feet deep and 12 inches above grade. <p>Exception: An ADA accessible route may be taken from a front driveway.</p> <p>Staff Comment: For all lots, building designs, which would be used to evaluate design of entrances, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated). Lot 4 faces both N 28th St. and the proposed private road. The traditional development pattern in the neighborhood is with homes that front N 28th St; those homes are oriented towards the public street with entries, porches, and similar features. The current design of Lot 4 provides the lot width along the private road and depth parallel to N 28th St. This lot design could result in a home that is designed to front the private road instead of N 28th St. An orientation towards the private road would not be consistent with the existing charter of the established neighborhood (see Comprehensive Plan Policy CD-15). Therefore, staff recommends as a condition of approval, that Lot 4 be required to have its front entry facing N 28th St; similar to Lot 3, where the minimum primary entry standards of Residential Design and Open Space Standards (RMC 4-2-115) be met with the home orientation towards N 28th St. Furthermore, to ensure compatibility with the surrounding community the façade of the homes fronting N 28th St shall be designed to be consistent with the orientation of the surrounding community. The building designs shall be reviewed and approved at the time of building permit application.</p>
<p>Note 3</p>	<p>Façade Modulation: Buildings shall not have monotonous facades along public areas. One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least 10 feet wide and 2 feet in depth on façades visible from the street, or 2. At least a 2-foot offset of second story from first story on one street-facing façade. <p>Staff Comment: For all lots, building designs, which would be used to evaluate design of façades, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note</p>	<p>Windows and Doors: Windows and front doors are an integral part of the architectural character of a house. Windows and doors shall constitute 25 percent of all façades</p>

<p>3</p>	<p>facing street frontage or the front yard for homes not facing a public street.</p> <p>Staff Comment: For all lots, building designs, which would be used to evaluate design of windows and doors, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated). Staff recommends, as a condition of approval, that the homes to be constructed on Lots 1-4 meet the minimum standards for the Windows and Doors reference in RMC 4-2-115, along the public street frontages and not the Private Street and/or access easements to provide for orientation of the front entries towards the public streets, as is similar with the surrounding development in the neighborhood. Building designs would be reviewed at the time of building permit application for the minimum standards for approval.</p>
<p>Note 3</p>	<p>Scale, Bulk, and Character: Neighborhoods shall have a variety of home sizes and character. Abutting houses shall have differing architectural elevations.</p> <p>Staff Comment: For all lots, building designs, which would be used to evaluate scale, bulk, and character of structures, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Roofs: Roof forms and profiles are an important architectural component. One of the following is required:</p> <ol style="list-style-type: none"> 1. Hip or gabled roof with at least a 6:12 pitch for the prominent form of the roof (dormers, etc.), may have lesser pitch, or 2. Shed roof. <p>Staff Comment: For all lots, building designs, which would be used to evaluate roof forms, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Eaves: Eaves and overhangs act as unifying elements in the architectural character of a house. Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least 12 inches with horizontal fascia or fascia gutter at least 5 inches deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of 2 inches from the surface of exterior siding materials. <p>Staff Comment: For all lots, building designs, which would be used to evaluate design of eaves and overhangs, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Architectural Detailing: Architectural detailing contributes to the visual appeal of a house and the community. If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least 8 inches is required between the first and second story. Also, one of the following is required:</p> <ol style="list-style-type: none"> 1. Minimum 3-1/2 inch trim surrounds all windows and details all doors, or 2. A combination of shutters and minimum 3-1/2 inch trim details all windows and minimum 3-1/2 inch details all doors.

	<p>Staff Comment: For all lots, building designs, which would be used to evaluate architectural detailing, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Materials and Color: A variety of materials and color contributes to the diversity of housing in the community. Abutting houses shall be different colors. Color palettes for all new dwellings, coded to the building elevations, shall be submitted for approval. Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of 2 colors shall be used on the building (a main color with different trim color is acceptable), or 2. A minimum of 2 different siding materials shall be used on the building. One siding material shall comprise a minimum 30 percent of the street-facing façade. If masonry siding is used, it shall wrap the corners no less than 24 inches. <p>Staff Comment: For all lots, building designs, which would be used to evaluate material and color choices, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>4. COMPLIANCE WITH SUBDIVISION REGULATIONS: RMC 4-7 Provides review criteria for proposed subdivisions. The proposed project is consistent with the following subdivision regulations if all conditions of approval are complied with:</p>	
<p>✓</p>	<p>Access: Each lot must have access to a public street, private road, or by a private access easement per the requirements of the street standards. Per RMC 4-4-080I.1.iii, Driveways shall not be closer than five feet to any property line. Curb cuts to residential lots from private and public streets shall be no more than 9-foot maximum width for single vehicle garages and no more than 16-foot maximum width for double vehicle garages.</p> <p>Staff Comment: Access to the lots would be either from a private street that connects to N 28th St or to Park Ave N (Exhibit 3). Lot 1 would gain direct access to Park Ave N. Lots 2 and 3 would gain access from an access easement across the stormwater tract at the southwest corner of the site. Lots 4 through 8 would gain access from the new private street located along the easterly site boundary. To ensure that additional curb cuts are not added to the public street, staff recommends, as a condition of approval, that a note be added to the face of the plat stating that only Lot 1 is to gain direct access onto a public street and that the remainder of the lots shall gain access from either a private street and/or access easement.</p> <p>The Fire Department requires a fire apparatus turnaround for this short plat to provide for access to Lots 5 through 8 (Exhibit 17). A 26-foot easement is required for private streets and 20-foot paved path that meets Fire Department construction requirements. The proposal provides for the minimum 20-foot paved width required by fire as this width is part of the proposed 26-foot wide private street that connects to N 28th St. The required fire access hammerhead turnaround area is identified on Lot 7 and Lot 8 in the northeast corner of the subject site (Exhibit 3). The width of curb cuts will be reviewed at time of building permit review.</p>

	<p><i>Private streets and private access easements are to be maintained by the private properties using the access, therefore staff recommends, as a condition of approval, that the face of the plat have a statement to the effect that the private street and private shared access easements be maintained by the property owners of the subdivision with such language reviewed and approved by the Current Planning Project Manager prior to short plat recording.</i></p>
<p>✓</p>	<p>Alleys: Alley access is the preferred street pattern for all new residential development in the R-8 zone. New residential development in areas without existing alleys shall utilize alley access for interior lots. The City will consider the following factors in determining whether the use of alleys is not practical: A) Size: The new development is a short plat; B) Topography: The topography of the site proposed for development is not conducive for an alley configuration; C) Environmental Impacts: The use of alleys would have more of a negative impact on the environment than a street pattern without alleys.</p> <p>Staff Comment: <i>The proposal is required to consider alleys as part of the layout because the project is 6 du/ac or greater. Pursuant to criterion A, the subject project is a short plat, therefore an alley is not required. However, the applicant has elected to access Lots 2 and 3 from a private access easement to allow for a rear-loaded garage and Lot 4 from the private street to allow for a side-loaded garage. This configuration reduces the number of curb cuts along the public street frontage which is a similar result when an alley is provided. However, to ensure the homes are designed to appear as though some homes have alley access, staff recommends a condition of approval, that Lots 2 and 3 provide rear loaded garages and Lot 4 provide a side loaded garage.</i></p>
<p>✓</p>	<p>Streets: The short plat is the subdivision of a corner lot with street frontage along Park Ave N and N 28th St. Street improvements are required. Street lighting is required.</p> <p>Staff Comment: <i>The site is a corner lot with frontage on both Park Ave N and N 28th St which are both classified as residential access streets (Exhibit 17 - Transportation). Currently, there are no street improvements along the lot frontage. The applicant has proposed is to provide the required paving, curb, gutter, planter strip, and sidewalk along the street frontage (Exhibit 11). Corner lots require a minimum radius of 25 feet. Both streets require street dedication as proposed on the short plat plan (Exhibit 3) which would provide for the minimum 25-foot radius.</i></p> <p><i>Existing right-of-way width in Park Ave N fronting the site is 50 feet. Park Ave N is classified as a residential access street. To meet the City's complete street standards, street improvements including a pavement width of 26 feet, curb, gutter, an 8 foot planter strip, 5 foot sidewalk, and storm drainage improvements are required to be constructed in the right-of-way fronting the site per RMC 4-6-060. To build this street section, approximately one and half feet of right-of-way will be required to be dedicated to the City along the project side in Park. Street section for Park Ave N will be a 53-foot right-of-way. Half street improvements are required and are shown on the plans.</i></p>

	<p>Existing right-of-way width in N 28th St fronting the site is 25 feet. N 28th St is classified as a residential access street. To meet the City's complete street standards, street improvements including a pavement width of 26 feet, curb, gutter, an 8-foot planter strip, 5-foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per RMC 4-6-060. To build this street section approximately 10.5 feet of right-of-way dedication is required along the project side. The dedication is shown on the plans. Street section for N 28th St will be a 53-foot right-of-way. Half street improvements are required and are shown on the plans.</p> <p>Therefore, through the proposed dedication for right-of-way and proposed installation of street frontage improvements, the subject proposal would provide the required half-street improvements to meet the City's complete street standards of RMC 4-6-060.</p>
<p>N/A</p>	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p>Staff Comment: No new blocks are proposed, therefore the criteria does not apply.</p>
<p>5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:</p>	
<p>✓</p>	<p>Police: The Renton Police Department has commented that the proposed project would have minimal impacts on police service (Exhibit 17 - Police Review subsection).</p>
<p>✓</p>	<p>Fire: Sufficient resources exist to furnish services to the proposed development, subject to the condition that the applicant provides Code required improvements and fees (Exhibit 17 - Fire Review subsection).</p> <p>The fire flow requirement for a single-family residence is minimum 1,000 gpm for structures up to 3,600 sf, including attached garage and basement. If dwellings exceed 3,600 sf, a minimum of 1,500 gpm would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow requirement increases to 1,500 gpm.</p> <p>Fire Impact Fees shall be paid prior to issuance of building permits. This fee is assessed per new single family lot at the rate in place at the time the building permit is issued. For 2015 the fee is \$495.10 per new single family lot and fees may increase year to year. The fee shall be payable to the City as specified by the Renton Municipal Code prior to building permit issuance.</p>
<p>✓ with Condition of Approval</p>	<p>Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools (Exhibit 14): Kennydale Elementary (0.30 miles from the subject site), McKnight Middle School (1.06 miles from the subject site) and Hazen High School (2.5 miles from the subject site). RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provisions for safe walking conditions for students who walk to and from school and/or bus stops. Kennydale Elementary is within walking distance of the subject site (Exhibits 14). Bussing would be provided for the middle and high schools (Exhibit 14).</p> <p>With the required street improvements for this project for both Park Ave N and N 28th St, new sidewalks will be installed where they currently do not exist. There are existing sidewalks on the west side of Park Ave N from N 29th Pl to the intersection of Park Ave N</p>

	<p>and N 30th St where crosswalks exist. On the eastside of Park Ave N, there would be a gap where sidewalks do not exist and are not part of the subject project. Sidewalks do not exist at the frontages for addresses 2900 Park Ave N, 2814 Park Ave N, and 2808 Park Ave N. Although there are no sidewalks along each of the properties 2900, 2814, and 2808, there is sufficient walkway between the white stripe of the travel lane and property boundaries for a walking route to the intersection of Park Ave N from n 30th St. From the subject site, whether students use the east or west side of Park Ave N, they would travel to the intersection of N 30th St and head east to connect to Kennydale Elementary School, where there are sidewalks and crosswalks available, which provide for the safe route to school requirement for students walking. The school district has provided information that the crosswalks on the south side of NE 30th St for the Interstate 405 on-ramp and off-ramp should be enhanced with new, brighter green color for the crosswalk striping, for a needed improvement for the safe walking route to Kennydale. Therefore, staff recommends, as a condition of approval prior to final short plat recording, that if the existing crosswalks are within the jurisdiction of City of Renton for striping, that the applicant work with Public Works to provide new or enhanced striping to the two crosswalks on the southside of NE 30th St for the on and off-ramp travel ways from the interstate.</p> <p>School impact fees shall be paid prior to issuance of building permits. This fee is assessed per new single family lot at the rate in place at the time the building permit is issued. For 2015 the fee is \$5,541 per dwelling and shall be paid prior to building permit issuance. Fees change year to year.</p>
<p>✓</p>	<p>Parks: Although there would be no significant impacts to the City of Renton Park System anticipated from the proposed project, an impact fee is required of all new residential development.</p> <p>Park impact fees shall be paid prior to issuance of building permits. This fee is assessed per new single family lot at the rate in place at the time the building permit is issued. For 2015 the fee is \$1,395.25 and fees change year to year.</p>
<p>✓</p>	<p>Stormwater: A drainage report was submitted by Offe Engineers PLLC, dated October 14, 2014 and Revised January 30, 2015. The drainage report complies with the 2009 King County Surface Water Manual and City Amendments. All core and six special requirements have been discussed in the report. The 1.4-acre site is located within the East Lake Washington sub basin. Based on the City’s flow control map, the 8-lot short plat, falls within the Flow Control Standard, Existing Site Condition. The site has two existing homes that will be demolished. The project is exempt from detention because the difference between the 100 year developed run off and existing condition runoff is less than 0.10 cfs. A combined detention and water quality vault, to be installed in proposed Tract A, located at the southwest corner of the site will be provided. It will treat the new PGIS and impervious surfaces created by off-site frontage improvements, paving in Park Ave N and N 28th St, and the runoff from the new private road. Discharge from the vault will be through a new 12-inch pipe crossing the roadway at the corner of N 28th St and Park Ave N. The new 12-inch pipe will connect to an existing 6-inch concrete pipe where it outfalls into a ravine. The flows follow the path of the ravine down the hill to the west where it eventually outfalls into Lake Washington. The</p>

	<p>applicant has received approval to repair and replace the existing 6 inch pipe at the southwest corner of the intersection of N 28th St and Park Ave N (property PID 164450UNIT). The City made a request to access the private property as the City storm pipe is in disrepair and is required to be fixed (Exhibit 18). The owners of the private property have confirmed that the repair and replacement is allowed for the stormwater pipe, and have confirmed that access to perform the work is granted (Exhibit 18).</p> <p>A geotechnical report, dated November 7, 2014, was submitted by Robert M. Pride LLC (Exhibit 9). The site slopes east to west. The field study included four exploration pits on the site. Test pits up to 9 feet deep were dug in native soils. No ground water was encountered. Soil type encountered was silty sands, sands, and gravel. Soil type is classified as Qvr "recessional sands – sands and gravels." The geotechnical engineer supports the feasibility of 100% infiltration onsite where the sands and sandy gravels below the topsoil will perform adequately for storm water discharge into these granular sediments. Appropriate individual lot flow control Best Management Practices (BMPs) are required (Exhibit 17 - Surface Water). In the Technical Drainage Report (Exhibit 8, Section 4: Flow Control Review), BMPs are proposed as the engineer proposes to provide full infiltration on each individual lot using dry wells or infiltration trenches per the 2009 City of Renton Drainage Manual. The drainage engineer states that the proposal is to mitigate infiltration on all the lots using "Full Infiltration" of developed impervious surfaces (Exhibit 8, Section 4: Flow Control Review).</p> <p>Stormwater drainage plans for individual lots will be required prior to issuance of construction permits. The Surface Water System Development fee for 2015 is \$1,350.00 per lot and fees are payable prior to issuance of construction permits.</p>
<p>✓</p>	<p>Water Service: The project is located in City of Renton service area (Exhibit 17 - Engineering Review-Water subsection). There is a 12-inch ductile iron water main in N 28th St and a 12-inch water main in Park Ave N. The project is in the 320 water pressure zone. All new construction must have a fire hydrant capable of delivering a minimum of 1,000 gpm, and must be located within 300 feet of all structure. There are fire hydrants in the vicinity that may be counted towards the fire protection of this project, but is subject to verification for being within 300 feet of the nearest corner of all buildings. Existing hydrants counted as fire protection will be required to be retrofitted with a 5-inch quick disconnect storz fitting if not already in place.</p> <p>A water main extension is required on site to serve Lots 5 through 8 as identified on the plans (Exhibit 11). System development fees for water are based on the size of the new domestic water meter that will serve the new home on each new lot. Fees for ¾-inch or 1-inch water meter install are \$3,090.00 per lot for 2015. Credit will be given for the domestic water serving the existing homes. Fees are payable prior to issuance of the construction permit. 2015 fees for a ¾-inch meter drop installed by the City are \$400.00. 2015 fees for a 1-inch meter drop installed by the City are \$460.00. Fees change year to year.</p>
<p>✓</p>	<p>Sanitary Sewer Service: The project is provided sewer service by the City of Renton (Exhibit 17 - Sanitary Service). There is an 8-inch sewer main in N 28th St and an 8-inch</p>

	<p>sewer main in Park Ave N. A sewer main extension is required to serve lots 5 through 8 as identified on the civil plan (Exhibit 11). System development fee for sewer is based on the size of the new domestic water to serve the new home on each new lot. All short plats shall provide separate side sewer stubs to each building lot prior to recording of the short plat.</p> <p>Sewer fee for a ¾-inch or 1-inch meter install is \$2,135.00. Credit will be given to the existing home if it is connected to sewer. Fees are payable prior to issuance of construction permits.</p>
<p>✓</p>	<p>Transportation: Impacts to the city transportation system are expected, due to increased vehicle trips to and from the proposed project. Corner lots require a minimum radius of 25 feet (Exhibit 17 - Transportation/Street).</p> <p>Existing right of way width in Park Ave N fronting the site is 50 feet. Park Ave N is classified as a residential access street. To meet the City’s complete street standards, street improvements including a pavement width of 26 feet, curb, gutter, an 8 foot planter strip, 5 foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per RMC 4-6-060. To build this street section, approximately one and half feet of right-of-way will be required to be dedicated to the City along the project side in Park. Street section for Park Ave N will be a 53-foot right-of-way. Half street improvements are required and are shown on the plans.</p> <p>Existing right of way width in N 28th St fronting the site is 25 feet. N 28th St is classified as a residential access street. To meet the City’s complete street standards, street improvements including a pavement width of 26 feet, curb, gutter, an 8 foot planter strip, 5 foot sidewalk, and storm drainage improvements are required to be constructed in the right-of-way fronting the site per RMC 4-6-060. To build this street section approximately 10.5 feet of right-of-way dedication is required along the project side. The dedication is shown on the plans. Street section for N 28th St will be a 53-foot right-of-way. Half street improvements are required and are shown on the plans.</p> <p>The current transportation impact fee rate for 2015 is \$2,214.44 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit. Credit will be given to the existing home.</p>

9. **System Development Charges:** The Surface Water System Development Fee for 2015 is \$1,350.00 per new lot. Water and Sanitary Sewer are provided by City of Renton. Sewer fee for a ¾-inch or 1-inch meter install is \$2,135.00.
10. **Public Utilities:** Sufficient public utilities would be available for the development of homes on the proposed lots if all conditions of approval are met.
11. **Street Frontage Improvements:** Improvements for both Park Ave N and N 28th St are required to include 13 feet of paving from centerline, curb and gutter, and 8-foot planter strip with trees, a 5-foot sidewalk, and storm drainage improvements according to City code.

12. Safe Routes to School: Students would attend Renton School District. A safe walking route would be provided to all schools.

J. CONCLUSIONS:

1. The subject site is designated **Residential Single Family (RSF)** in the Comprehensive Land Use Plan and complies with the goals, objectives, and policies established with this designation.
2. The subject site is zoned **Residential 8 (R-8)** and complies with the zoning and development standards established with this designation, provided the applicant complies with the Renton Municipal Code and conditions of approval.
3. The proposed use is anticipated to be compatible with existing and future surrounding uses as permitted in the R-8 zoning classification, provided the applicant complies with the Renton Municipal Code and conditions of approval.
4. Staff does not anticipate any adverse impacts on surrounding properties and uses as long as the conditions of approval are complied with.
5. The proposed 8-lot short plat complies with the subdivision regulations as established by Renton Municipal Code and state law provided all advisory notes and conditions are complied with.
6. The proposed Nantucket Short Plat complies with the street standards as established by Renton Municipal Code, provided the project complies with all advisory notes and conditions of approval contained herein.
7. Safe and efficient access and circulation has been provided for all users.
8. There are adequate public services and facilities to accommodate the proposed short plat.
9. Safe routes to schools are anticipated to be available, provided the applicant complies with the Renton Municipal Code and conditions of approval.

K. DECISION:

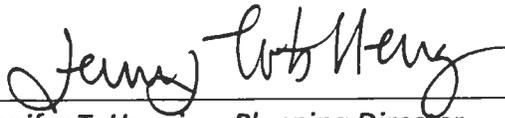
The **Nantucket Short Plat**, File No. **LUA14-001272; SHPL-A**; is **APPROVED** and subject to the following conditions:

1. The applicant shall provide a Detailed Landscape Plan that complies with RMC 4-8-120D that includes but is not limited to:
 - a. A 10-foot onsite landscape buffer for lots along public streets.
 - b. Landscaping plan for the stormwater tract that includes screening of any visible portions of the vault above grade from the public realm.
 - c. Replace the proposed Katsura trees in the planting strip along Park Ave N with a small mature size tree that is appropriate for placement under overhead power lines.The revised landscape plan shall be submitted to the Current Planning Project Manager for review and approval prior to construction permit issuance.
2. The stormwater vault proposed in Tract A shall be designed to be located underground and/or covered in soil. No part of the vault shall be permitted to protrude from the ground surface. If it is determined that such application is not feasible an alternative method could be proposed for approval by the Planning Division. All ground/soil located around and over the vault shall

- be landscaped, excluding the pavement area for the private access easement. A revised vault and landscaping plan shall be submitted to the Current Planning Project Manager for review and approval prior to construction permit issuance.
3. The residence to be constructed on Lot 4 at the intersection of the private street and N 28th St shall have its primary entry oriented to N 28th St, the public street, and not the new private street, where the primary entry shall at minimum meet the standards of RMC 4-2-115 Residential Design and Open Space Standards. The building design shall be reviewed and approved at the time of building permit application for Lot 4 needs a note on the face of the short plat.
 4. The homes to be constructed on Lots 1 – 4 shall meet the minimum standards for Windows and Doors, referenced in RMC 4-2-115, along the public street frontages and not the Private Street and/or access easements. The building design shall be reviewed and approved at the time of building permit application.
 5. The applicant shall add a note to the face of the short plat stating that only Lot 1 is allowed to gain direct access onto a public street and that the remainder of the lots shall gain access from either a private street and/or an access easement and not a public street. The note shall be reviewed and approved by the Current Planning Project Manager prior to short plat recording.
 6. The applicant shall add a note to the face of the short plat stated that Lots 2 and 3 shall provide rear-loaded garages, and Lot 4 shall provide a side-loaded garage. The garage design will be reviewed and approved at the time of building permit application.
 7. A note shall be placed on the face of the short plat indicating that the private street and private shared access easements are to be maintained by the private properties associated with the access easement. Alternatively, the applicant could create a home owners association to establish maintenance responsibility. Review of either the note on the short plat or the home owners association documents shall be reviewed and approved by the Current Planning Project Manager and City Attorney (if necessary) prior to short plat recording.
 8. A note shall be placed on the face of the short plat indicating that maintenance of the landscaping in Tract A is the responsibility of the homeowners within the subdivision; or, the applicant could create a home owners association to establish maintenance responsibility. Review of either the note on the short plat or the home owners association documents shall be reviewed and approved by the Current Planning Project Manager and City Attorney (if necessary) prior to short plat recording.
 9. Any proposal to convert the stormwater vault within Tract A to a stormwater detention pond shall be considered a Major Plat Amendment subject to the requirements outlined under RMC 4-7-080M.2.
 10. The applicant shall work with the Public Works Department to provide new or enhanced striping with a brighter green striping color for two existing crosswalks, located on the south side of NE 30th St (on-and off-ramp travelways from the interstate), if the crosswalks are within the City of Renton jurisdiction. This shall be accomplished prior to short plat recording.

DECISION ON LAND USE ACTION:

SIGNATURE:



**Jennifer T. Henning, Planning Director
Department of Community & Economic Development**

3/31/2015
Date

TRANSMITTED this 31st of March, 2015 to the Contact/Applicant/Owner(s):

Contact/Applicant:

Owner:

Darrell Offe; Offe Engineers
13932 SE 159th Pl
Renton, WA 98058

Nantucket Avenue, LLC
2812 257th Pl SE
Sammamish, WA 98075

TRANSMITTED this 31st of March, 2015 to the Party(ies) of Record:

Glen Brown, Kennydale Insurance Agency
1319 N 28th St
Renton, WA 98056

Kim Brichacek
6277 Cumbre Vista Way
Colorado Springs, CO 80924

Roger Fleming
1404 N 24th St
Renton, WA 98056

Michael Gunn
2417 Garden Ct N
Renton, WA 98056

Jeanne-K Hughes
1421 N 28th St
Renton, WA 98057

Thelma Sutherland
1205 N 29th St
Renton, WA 98056

Rich Wagner
10801 Main St
Ste 110
Bellevue, WA 98004

TRANSMITTED this 31st of March, 2015 to the following:

Chip Vincent, CED Administrator
Steve Lee, Development Engineering Manager
Craig Burnell, Building Official
Vanessa Dolbee, Current Planning Manager
Fire Marshal

L. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on April 14, 2015. An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

10/1/77

EXHIBIT 4

1. The site is a rectangular area approximately 100 feet by 150 feet. The existing conditions include a paved area on the north side, a parking area on the east side, and a lawn area on the south side. The proposed site plan includes a building footprint, a parking area, and a lawn area.

2. The building footprint is located in the center of the site. It is a rectangular structure with a total area of approximately 4,000 square feet. The building is oriented with its long side running north-south.

3. The parking area is located on the east side of the building. It consists of 10 parking spaces, each approximately 10 feet by 20 feet. The parking area is paved and is bordered by a concrete curb.

4. The lawn area is located on the south side of the building. It is a rectangular area approximately 100 feet by 50 feet. The lawn is to be planted with grass and is bordered by a concrete curb.

5. The site plan also includes a walkway that runs along the south side of the building and a driveway that runs along the east side of the building. The walkway is paved and is approximately 5 feet wide. The driveway is paved and is approximately 10 feet wide.

6. The site plan also includes a utility area located in the northwest corner of the site. This area is to be used for electrical and water service. It is approximately 20 feet by 20 feet in size.

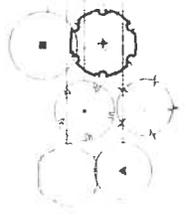
7. The site plan also includes a landscaping area located in the southwest corner of the site. This area is to be planted with trees and shrubs. It is approximately 20 feet by 20 feet in size.

8. The site plan also includes a utility area located in the southeast corner of the site. This area is to be used for electrical and water service. It is approximately 20 feet by 20 feet in size.

9. The site plan also includes a landscaping area located in the northeast corner of the site. This area is to be planted with trees and shrubs. It is approximately 20 feet by 20 feet in size.

10. The site plan also includes a utility area located in the center of the site. This area is to be used for electrical and water service. It is approximately 20 feet by 20 feet in size.

PLANT SCHEDULE



DENSITY WORKSHEET

City of Renton Development Services Division
1055 South Grady Way-Renton, WA 98055
Phone: 425-430-7200 Fax: 425-430-7231

1. Gross area of property: 1. 62,520 square feet
2. Deductions: Certain areas are excluded from density calculations.
These include:

Public streets**	<u>3,086</u> square feet
Private access easements**	<u>10,299</u> square feet
Critical Areas*	<u>—</u> square feet
 Total excluded area:	 2. <u>13,385</u> square feet
3. Subtract **line 2** from **line 1** for **net area**: 3. 49,135 square feet
4. Divide **line 3** by 43,560 for **net acreage**: 4. 1.13 acres
5. Number of dwelling units or lots planned: 5. 8 units/lots
6. Divide **line 5** by **line 4** for **net density**: 6. 7.1 = 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.

TREE RETENTION WORKSHEET

1. **Total** number of trees over 6" in diameter¹ on project site: 1. 37 trees
2. **Deductions:** Certain trees are excluded from the retention calculation:
- | | | |
|---|----------|-------|
| Trees that are dead, diseased or dangerous ² | <u>1</u> | trees |
| Trees in proposed public streets | <u>7</u> | trees |
| Trees in proposed private access easements/tracts | <u>7</u> | trees |
| Trees in critical areas ³ and buffers | <u>1</u> | trees |
- Total number of **excluded trees:** 2. 14 trees
3. Subtract **line 2** from **line 1**: 3. 23 trees
4. Next, to determine the number of trees that must be **retained**⁴, multiply **line 3** by:
- | | |
|---|-------------------|
| 0.3 in zones RC, R-1, R-4, or R-8 | |
| 0.1 in all other residential zones | |
| 0.05 in all commercial and industrial zones | 4. <u>7</u> trees |
5. List the number of 6" or larger trees that you are proposing⁵ to **retain**⁴: 5. 5 trees
6. Subtract **line 5** from **line 4** for **trees to be replaced**: 6. 2 trees
(If line 6 is less than zero, stop here. No replacement trees are required).
7. Multiply **line 6** by **12"** for number of **required replacement inches**: 7. 24 inches
8. Proposed size of trees to meet **additional planting** requirement: 8. 3 inches
(Minimum 2" caliper trees required) per tree
9. Divide **line 7** by **line 8** for number of **replacement trees**⁶: 9. 8 trees
(if remainder is .5 or greater, round up to the next whole number)

¹ Measured at chest height.

² Dead, diseased or dangerous trees must be certified as such by a forester, registered landscape architect, or certified arborist, and approved by the City.

³ Critical Areas, such as wetlands, streams, floodplains and protected slopes, are defined in Section 4-3-050 of the Renton Municipal Code (RMC).

⁴ Count only those trees to be retained outside of critical areas and buffers.

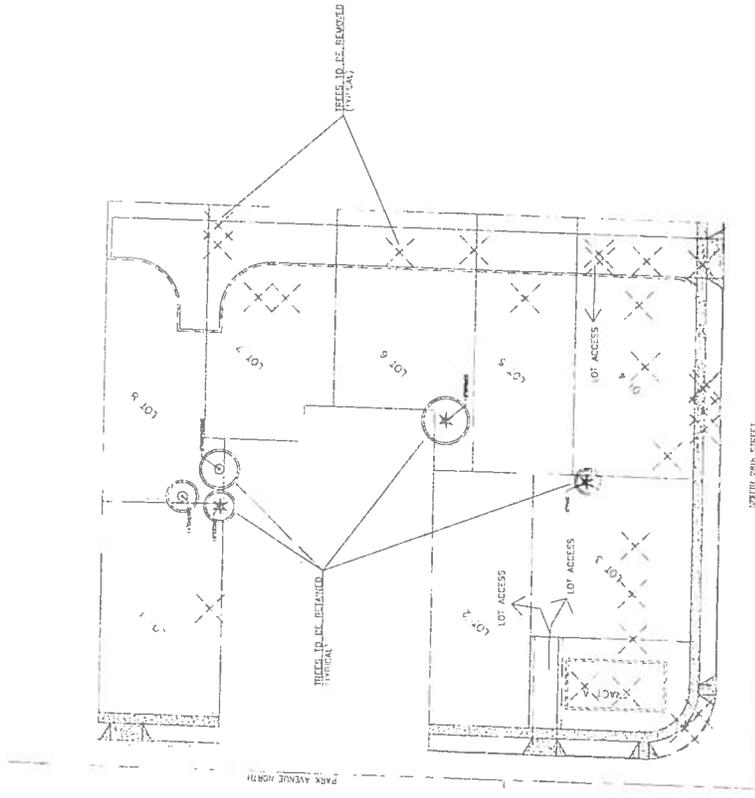
⁵ The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a

⁶ Inches of street trees, inches of trees added to critical areas/buffers, and inches of trees retained on site that are less than 6" but are greater than 2" can be used to meet the tree replacement requirement.

EXHIBIT 7

A PORTION OF THE SE 1/4, SW 1/4, SECTION 32, TOWNSHIP 24 N., RANGE 5 EAST, W.M., CITY OF RENTON, WASHINGTON

NOT ENGINEERING SURVEY APPROVED FOR RECORDATION ON HORIZONTAL LOCATION OF LOTS AND STREETS ARE SHOWN HERE TO SHOW THE LOCATION OF THE SURVEY IN THE CITY OF RENTON, WA.



TREE CALCULATIONS:
 TOTAL NUMBER OF TREES 37
 TREES W/IN R/W AND PRIVATE STREETS (U.S.) 27
 TREES TO BE REMOVED 7
 TREES PROPOSED TO BE REPLANTED 30
 REPLACEMENT TREES: 24" TREE REF 24" REQUIRE 2
 TREES TO BE PLANTED 2 PER EACH OF 16 LOTS ALONG EAST SIDE OF PRIVATE ROAD WITHIN PUBL. R/W 16 TREES
 6 TREES ALONG EAST SIDE OF PRIVATE ROAD WITHIN PUBL. R/W 6 TREES
 2 TREES ALONG EAST SIDE OF PRIVATE ROAD WITHIN PUBL. R/W 2 TREES
 TOTAL REPLANTED 28 TREES
 8" CALIBER (28x3) 8"



RECOMMENDED FOR APPROVAL
 By: _____ Date: _____
 By: _____ Date: _____
 By: _____ Date: _____

01/28/2015
 NANTUCKET AVENUE PLAT
 NANTUCKET AVENUE, LLC
 TREE RETENTION PLAN
 2820 PARK AVENUE NORTH

CITY OF RENTON
 Planning/Development/Public Works Dept.



SCALE: 1" = 30'
 DATE: 01/28/15

DATE: 01/28/15
 BY: _____

CALL 811 BEFORE YOU DIG!

OFFE ENGINEERS
 1743 SOUTH BELLEVUE BLVD. SUITE 100
 RENTON, WASHINGTON 98058
 PHONE: 425-746-5412
 CONTACT: DARRELL OFFE, P.E.



EXHIBIT 8

Nantucket Avenue Plat

2820 Park Avenue North
Renton, Washington 98056

LUA14-001272

Entire Document
Available Upon Request

DRAINAGE REPORT

October 14, 2014
Revised January 30, 2015

Prepared for:

Nantucket Avenue, LLC
Attn: Kathleen Nash
2812 257th Place SE
Sammamish, Washington 98075
(206) 909-7308

Prepared by:

Offe Engineers, PLLC
Darrell Offe, P.E.
13932 SE 159th Place
Renton, Washington 98058-7832
(425) 260-3412 office
(425) 227-9460 fax
darrell.offe@comcast.net



November 7, 2014

Mr. Darrell Offe
Offe Engineers
13932 SE 159th Place
Renton, WA 98058

Re: **Geotechnical Recommendations**
Proposed Residential Development
2800 Park Avenue North
Renton, Washington

Entire Document
Available Upon Request

RECEIVED
FEB 11 2015
CITY OF RENTON
PLANNING DIVISION

Dear Mr. Offe,

This report provides recommendations for onsite storm water infiltration on this proposed nine lot subdivision located on the northeast corner of Park Avenue and North 28th Street in Renton. It is understood that a detention tank is also being proposed for contaminated water storage on the west side of the project site.

Site and Subsurface Conditions

This rectangular property covers nearly two acres of land that has a gentle slope from the east to west side. An existing residence is situated on this property near the south end that will be removed as part of this new development. A new roadway will extend toward the north end of this development to provide access to these new residences.

Geologic research of mapping by Booth in 2007 shows this area of Renton is underlain by recessional deposits consisting of silty sands, sands and gravels (Qvr). Field exploration consisted of excavating four exploratory test pits and documenting subsoil conditions in an open excavation located south of Lot #1. Summary logs of these test pits are described below and their locations are shown on Drawing No. 1:

TP-1 Located on Lot 2 at the west end

- 0.0 to 1.0ft Topsoil – Silty Sand; dark brown, moist, loose;
- 1.0 to 3.5ft Silty Sand; light brown, moist, medium dense;
- 3.5 to 8.0ft Sand with gravel; light brown, moist, medium dense; no groundwater encountered;

TP-2 Located at south end of Lot 3

- 0.0 to 1.3ft Topsoil – Silty Sand; dark brown, moist, loose;
- 1.3 to 5.0ft Sandy Gravel; light brown, moist, medium dense to dense; no groundwater encountered;

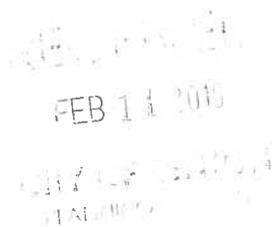
TP-3 Located on Lot 2 at the east end

- 0.0 to 0.9ft Topsoil – Silty Sand; dark brown, moist, loose;
- 0.9 to 3.0ft Silty Sand; light brown, moist, medium dense;
- 3.0 to 7.5ft Sandy Gravel; light brown, moist, dense; no seepage;

CITY OF RENTON
RECEIVED
JAN 30 2015
BUILDING DIVISION

EXHIBIT 13

**Nantucket Avenue Plat
2820 Park Avenue North
8 Single Family Residence
PROJECT NARRATIVE
1/20/2015**



This proposal is to create 8 single family lots and a stormwater tract on the property located in the Kennydale area of the City of Renton. The property is generally located at the intersection of North 28th Street and Park Avenue North. The proposal consists of two separate King County tax parcels. There are two existing houses on the two parcels; 2820 Park Avenue North and 2802 Park Avenue North. The property is elevated on the east and slopes towards the west; towards Park Avenue North. The natural discharge of this proposal is along the shoulder of Park Avenue North which then conveys the runoff towards the intersection of Park Avenue and North 28th Street. Along the east side of the intersection is a low point and a catch basin. A pipe runs from the catch basin towards the Southwest into a drainage ravine (Kennydale Creek) on the southwest corner of the intersection. The drainage is then conveyed from that point to the west and into Lake Washington.

Permits required: Land Use Action permit, Utility permits, and Building permits

Zoning designation: The property is zoned Single Family Residential R-8. The surrounding area is zoned and constructed as single-family residential.

Current Use: Residential single family

Special features: No sensitive areas or special features are on or near the property.

Soil Type/Drainage: The property is underlined with dense Alderwood series soils and covered with landscape, lawn, trees, two houses, a garage, and concrete driveways. The drainage design for the proposed plat would be to collect the developed runoff from the property and convey into a new stormwater facility located at the southwest corner of the project; North 28th and Park Avenue North. The property is located within the "*Peak Rate Flow Control Drainage Standard (Existing Site Conditions)*" for developed runoff. This allows for the use of the existing site conditions to be modeled and the *Existing Flow Rate*. This will provide discharge standards for the proposed stormwater facility. Additional Lot coverage restrictions (impervious area) are proposed to further mitigate developed runoff.

Proposed use: 8 single family residences

Access: Access to the project would be from both Park Avenue North and North 28th Street. Lot 1 will access directly from Park Ave; Lot 2, Lot 3 and the Storm Tract will access off of a shared driveway which takes access from Park Avenue; Lots 4-8 will access from a private access street along the east side of the project. The private access street will access from North 28th Street. Three total driveway cuts are proposed for this project; 2 from Park Avenue and one from North 28th.

Proposed Off site improvements: N/A

Total estimated cost / Fair market value: Estimated construction cost \$225,000; Market value (completed homes) \$3,200,000

Estimated quantities: Approximately 425 cubic yards of excavation is required to construct the stormwater facility and the new sidewalk grades. 280 cubic yards of backfill material will be used to create the roadway widening along the frontage. Additional, 180 cubic yards of backfill material will be needed to construct the new private access road. The excess fill material could be spread over the stormwater tract or elevate the finished lots. No further material is needed.

Trees removed: There are 37 existing trees on the site – 7 will be removed as part of roadway widening of Park Avenue NE and North 28th Street construction and another 7 removed as part of the installation of the private access road. There will be 18 trees removed as part of the stormwater facility construction and the new houses. There are three (3) existing trees proposed to be retained in a cluster in the back of future lot 8; one tree located in the rear of Lot 6; and one located within the side yard of Lot 3. The installation of sixteen (16) new 3" caliper trees will be provided within the front yards of the new houses (2 per house); seven (7) street trees planted along the frontage; and six (6) street trees planted along the easterly side of the private access street.

Dedication to the City: Right of Way dedication is proposed along both North 28th Street and Park Avenue North.

Proposed size, number and range: The lots range from 6,324 to 7,830 square feet gross area. There are 8 lots proposed.

Job shacks, sales trailers, and model home: No proposal at this time

EXHIBIT 14

Kris S

From: Randy Matheson <randy.matheson@rentonschools.us>
Sent: Thursday, March 19, 2015 8:40 AM
To: Sabrina Mirante
Cc: Kris Sorensen
Subject: RE: City of Renton Notice of Preliminary Plat - Nantucket Ave Preliminary Plat

Families who would live in the proposed construction at both 2802 Park Ave N and 2820 Park Ave N would attend:

- Kennydale Elementary School (within walking distance, no school bus transportation provided)
- McKnight Middle School (school bus transportation provided)
- In 2016, the new Middle School currently being built in Newcastle (school bus transportation provided)
- Hazen High School (school bus transportation provided)

Current school capacity can accommodate these potential new families.

Randy Matheson, Executive Director, Community Relations Renton School District | 300 SW 7th Street, Renton WA 98057 | 425.204.2345 |

randy.matheson@rentonschools.us | www.rentonschools.us | 



From: Sabrina Mirante [<mailto:SMirante@Rentonwa.gov>]
Sent: Thursday, March 19, 2015 8:23 AM
To: Randy Matheson
Cc: Kris Sorensen
Subject: FW: City of Renton Notice of Preliminary Plat - Nantucket Ave Preliminary Plat

Good Morning Randy,

See the school info request for a project we originally sent over in October. Looks like this is one that feel through the cracks, as it was sent to Nancy.

Would you mind, responding on this one for us? A simple reply to this email is fine.

Thanks so much!

Sabrina Mirante, Planning Secretary
City of Renton | CED | Planning Division
1055 S Grady Way | 6th Floor | Renton, WA 98057
Phone: 425.430.6578 | Fax: 425.430.7300 |
smirante@rentonwa.gov

From: Sabrina Mirante
Sent: Friday, September 26, 2014 5:16 PM
To: Nancy Rawls
Cc: Kris Sorensen
Subject: City of Renton Notice of Preliminary Plat - Nantucket Ave Preliminary Plat

Attached please find a notice of application for a preliminary plat in Renton and a request for school-related information.

Please review the school letter and send requested info to Associate Planner, Kris Sorensen(cc'd) at ksorensen@rentonwa.gov by Friday, October 10, 2014.

Thank you for providing this important information. If you have any questions regarding this project, please contact Kris directly at 425-430-6593.

Best,

Sabrina Mirante, Planning Secretary
City of Renton | CED | Planning Division
1055 S Grady Way | 6th Floor | Renton, WA 98057
Phone: 425.430.6578 | Fax: 425.430.7300 |
Frissmirante@rentonwa.gov

Kris Sorensen

From: Helen Shindell Butler <Helen.Shindellbutler@rentonschools.us>
Sent: Thursday, March 26, 2015 10:46 AM
To: Kris Sorensen
Subject: FW: New Development 2802 Park AV N

Here is second one just in case!

Helen Shindell-Butler
Renton School District
Assistant Director of Transportation
425-204-4455

"We may get knocked down on the outside, but the key to living in victory is to learn how to get up on the inside"
Joel Olsteen

From: Helen Shindell Butler
Sent: Thursday, March 26, 2015 10:42 AM
To: 'ksorensen@renton.gov'
Subject: FW: New Development 2802 Park AV N

Helen Shindell-Butler
Renton School District
Assistant Director of Transportation
425-204-4455

"We may get knocked down on the outside, but the key to living in victory is to learn how to get up on the inside"
Joel Olsteen

From: Helen Shindell Butler
Sent: Thursday, March 26, 2015 10:40 AM
To: 'ksorenson@renton.gov'
Cc: Doreen Stewart; Gregory Lacour; Elsa Biscaino; Stewart Shusterman
Subject: New Development 2802 Park AV N

Hi Kris,

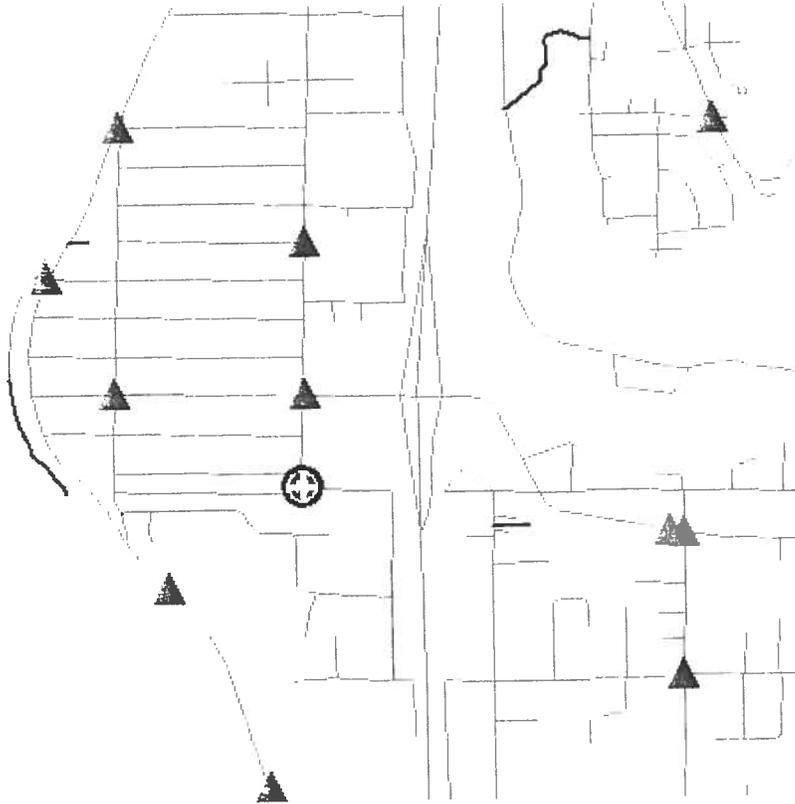
Thank you for calling us! The following maps show the bus stops close to the location of the proposed new development at 2802 -2820 Park AV N for Hazen HS, McKnight MS and the walking boundary for Kennydale ES. Asking the developer to add the "paint blasted bright green paint" for the crosswalk on at least the south side of N 30th ST at the on ramp to South bound I-405 would be an appreciated addition for the safety of pedestrians and bicyclists going from the west side of I-405 to the east side of I-405.

This would help increase driver awareness, especially during hours of darkness. We assure you that the citizens on the Kennydale community would be very appreciative if this was presented to them.

Thank you for including the Renton School District during the planning phase of this project, we very much appreciate being included for input concerning the safety of our students in new developments.

Thank you Kris,
Helen

Hazen HS Stops – These students/pedestrians would benefit from the safety of having the current proposed curb,gutter,sidewalks installed from N 28th ST to N 30th ST on the east side of Park AV N.



McKnight MS Stops- These students/pedestrians would benefit from the safety of having the current proposed curb,gutter,sidewalks installed from N 28th ST to N 30th ST on the east side of Park AV N.

Frc: igner <richwagner1@gmail.com>
Sent: Sunday, September 28, 2014 2:52 PM
To: Kris Sorensen
Subject: Nantucket Ave. Preliminary Plat

Re: LUA-001272, ECF, PP

Dear Mr Sorensen.....

Please make me a party of record for this proposal and notify me of any and all actions being considered. I write to you as a member of the neighborhood and as one who understands that re-development, including densification, is and has been an anticipated reality for this site for many years. Additionally, I understand the importance of good urban design to make a higher density development better integrated into a neighborhood.

I would ask that the city include in its Planning and SEPA review the following comments.

1. There appears to be no tree survey in the files, thus indicating that no attention has been given the most iconic characteristic of this site: the existing trees. I would ask that the applicant:
 1. Unconditionally declare that the trees will be saved;
 2. Demonstrate through alternative analysis why each tree cannot be saved, as required under the RMC 4-4-130;
 3. Honor the Purpose of the RMC and that the dispensation under paragraph D.1 not be construed as a blanket waiver of the Purpose.
2. The Project Description declares that the site improvements will include "curbs, gutters ...and sidewalks". Yeah! I would hope that street widening and paving is also required. This is currently a very dangerous intersection, especially for pedestrians. No reference is given to street lighting, but I would not encourage any increase in current lighting levels in this area.
3. Tract A, the Storm Water Tract, is the most visible and most impactful part of the proposal. This corner serves as the primary access to more than 70 homes and forms the "gateway" to the neighborhood. As such, it deserves special attention. The Project Description declares that the storm water tract will be a "vault or pond". Such an option has a huge impact on the character of this corner, since a pond requires a 6ft fence and access drive and since most ponds around our community are at best ill-maintained. Special attention is required in the landscaping and buffering of this storm feature and none appears to have been given in the current proposal.
4. It is unclear from the application how vehicle access will be provided to lots 3 and 4. I would ask that such access be restricted to the access easement serving the northern lots. The frontage of lots 3 and 4 total 125 ft. If driveways to these lots are allowed directly from the ROW, those drives, plus the easement drive could easily absorb some 75 ft to 90 ft of this frontage, forcing the curb-cuts to greatly and adversely impact the sidewalk configuration.
5. For all lots facing the ROW, I would ask that a minimum of 18 ft setback to garages, measured from the back of the sidewalks, be provided.
6. For all lots facing the ROW, I would ask that the plat and the deed note that any fence OR landscaping along the ROW and in the front yard setback be no greater than 4ft in height. I know that that this is a general requirement of all neighborhoods in the city, but it is often ignored but homeowners and it is poorly egregiously not enforced but the city.

I look forward to the staff and the SEPA response to these comments and to the advancement of the application.

Thanks fro your attention.

Rich Wagner, FAIA
2411 Garden Ct. N.
Renton, WA, 98056

EXHIBIT 15

Sent: 39@aol.com
To: Tuesday, September 30, 2014 12:38 PM
Subject: Kris Sorensen
LUA14-001272

Hi Kris,

This is my comment in writing for the record:

After talking with Chris Sorensen, I have a better knowledge of the site. My main concern is the drainage site of being an open pit with standing water (breeding ground for mosquitos) or a covered container. When it comes time to build it I think my neighbors would prefer the covered option. Also is there another option for this drainage problem? The ditches are not that attractive in a neighborhood. My next concern is the style of home to be built, the variation of design used by most builders are not that different. The street for the rest of 28th is also a concern. It is one of the narrowest streets in the city; if the street and side walk stop at the end of the project, the rest of 28th will look odd and I worry about the school kids and cars.

We need a well marked road. Most cars take up the whole road because no room, if cars park on the road there is no room no two cars to pass.

Thanks for meeting with me. I appreciate all the information.

Jeanne-K Hughes
1421 N 28th Street
425-430-5354

EXHIBIT 15

1404 N 24th St
Renton, WA
October 8, 2014

Kris Sorensen, Planner
City of Renton Planning Division
1055 S Grady Way
Renton, WA 98057

CITY OF RENTON
RECEIVED
OCT 08 2014

BUILDING DIVISION

Re: LU14-001272 (Nantucket Ave Plat)

Mr. Sorensen,

Thank you for taking time to discuss the subject plat with me this afternoon. You answered many of my concerns except one.

My remaining concern is the hazard that will be created by the spill-over of parked cars onto N 28th St. North 28th St is currently not a street that meets city standards for size, curbs or sidewalks. Adding any additional parked cars from the 3 new homes that front N 28th St and the 4 new homes that access N 28th St from Nantucket Ave will further constrict N 28th St (which provides important access to Meadow Ave N and other streets)

Please work with the developers of this project to mitigate this potential parking hazard.

Respectfully

Roger Flanning

EXHIBIT 15

...ale Insurance Agency, Inc. <glen@kiagcy.com>
Sent: Friday, October 10, 2014 4:31 PM
To: Kris Sorensen
Cc: Marcie Palmer
Subject: LUA14-001272 ECF PP
Attachments: 28th st 2.jpg; 28th St 3.jpg; 28th St.jpg

To Whom It May Concern:

There are a few items of concern with this proposal that I would like to address.

First: On the Proposed land use board shows that only one home is to be demolished yet in the flier it states 2 homes. There needs to be clarification on which is true.

Second: The location of the storm water tract. On the proposal it shows that it will be open. This is concerning as there are kids in the area and having any kind of open area that may collect water is an invitation for hazards. This should be located on another part of the property and properly enclosed so there is no or minimal attraction for hazards or dangers from the public especially children.

Third: Growing up across from this property and on 28th I have watched increased traffic as development has happened further up the street and the amount of traffic and the way the street is laid out it can be unsafe at times. We are currently having issues with others in the neighborhood that are straight across from the property with parking on the street making it a one lane road. With the increase of 7 homes coming out in this area is a major concern. Several times while I have attempted to pullout from the driveway the cars coming up the street go above the speed limit and with the parking issues on the street have caused many close accidents. This situation needs to be resolved. This area would have 2 of the new homes driveways and the proposed private street all coming out in this area. So there would be 6 of the homes entering 28th street which is already narrow with the issues of the homes across from the property. I have attached 3 pictures of the area of concern.

Fourth: My driveway already has run off of 28th Street and floods. Over the years when the city has done work with the street, the street level has increased causing more run off. About 20-25 yrs ago the storm water drain and piping that ran through the middle of the street was removed and replaced with sewer piping. Our property use to drain into that system but no longer does after they city removed storm water piping. I am requesting that if this property is built on with more homes I ask the city to correct this problem to have the water drained from my driveway into any storm drain system that is installed. With the North side of 28th being higher more water will drain onto the South side causing my driveway to flood more often and more water. There is a drain in our driveway already. Looking at old maps for the storm water and sewer shows where all the piping once was.

Fifth: The layout of the property. It looks like it was thrown together with no real planning. The way the layout *does not* fit within the rest of the neighborhood. The rest of the homes in the neighborhood have some sort of yards and space. With the way the proposal is it is more of the high density in a large urban city. This neighborhood does not fit it. This plan simply does not fit with in our neighborhood. There should be more space in for each home.

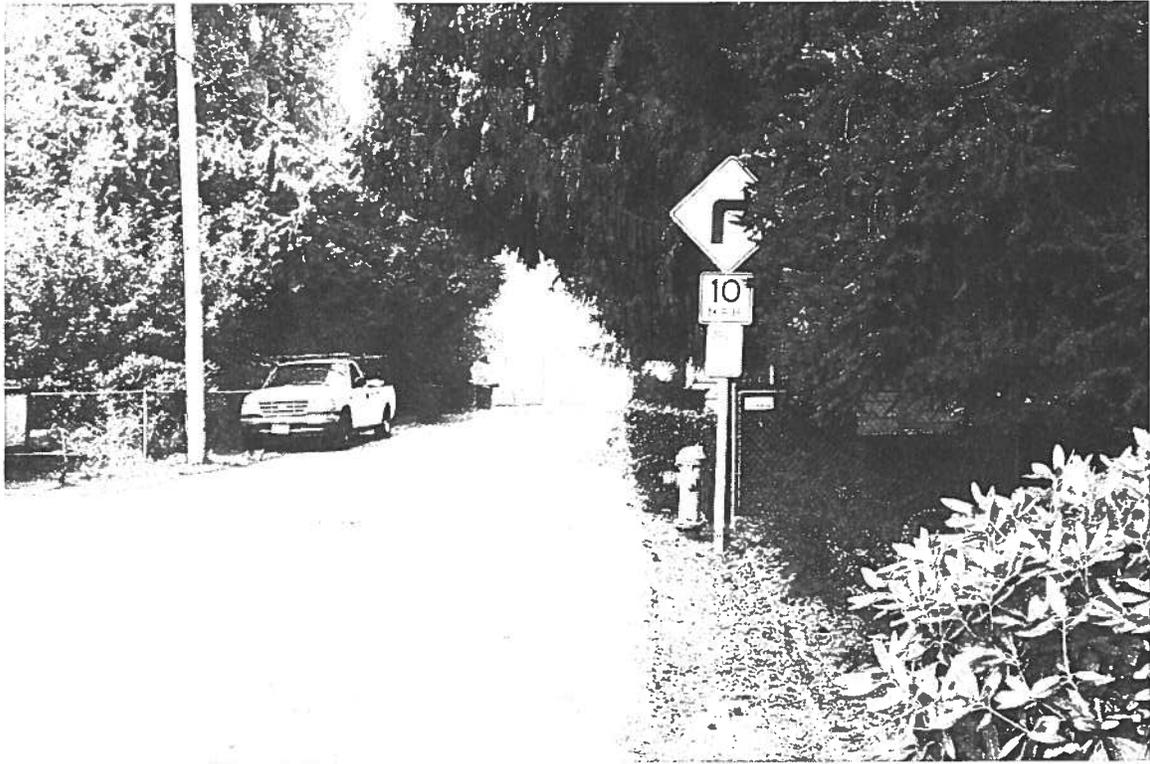
On a side note the fact that the seller of the property has reached out to other home owners in the area wanting them to be for this proposal so he can make more money as he is being paid per lot of 150K tells the neighborhood that this plan is driven solely on money from others that do not live in the area. They are attempting to create a situation that they do not live in and could care less about the negative impact on the area. It has already been discovered that it does not matter how many homes are there the home values around us do not change because of the development.

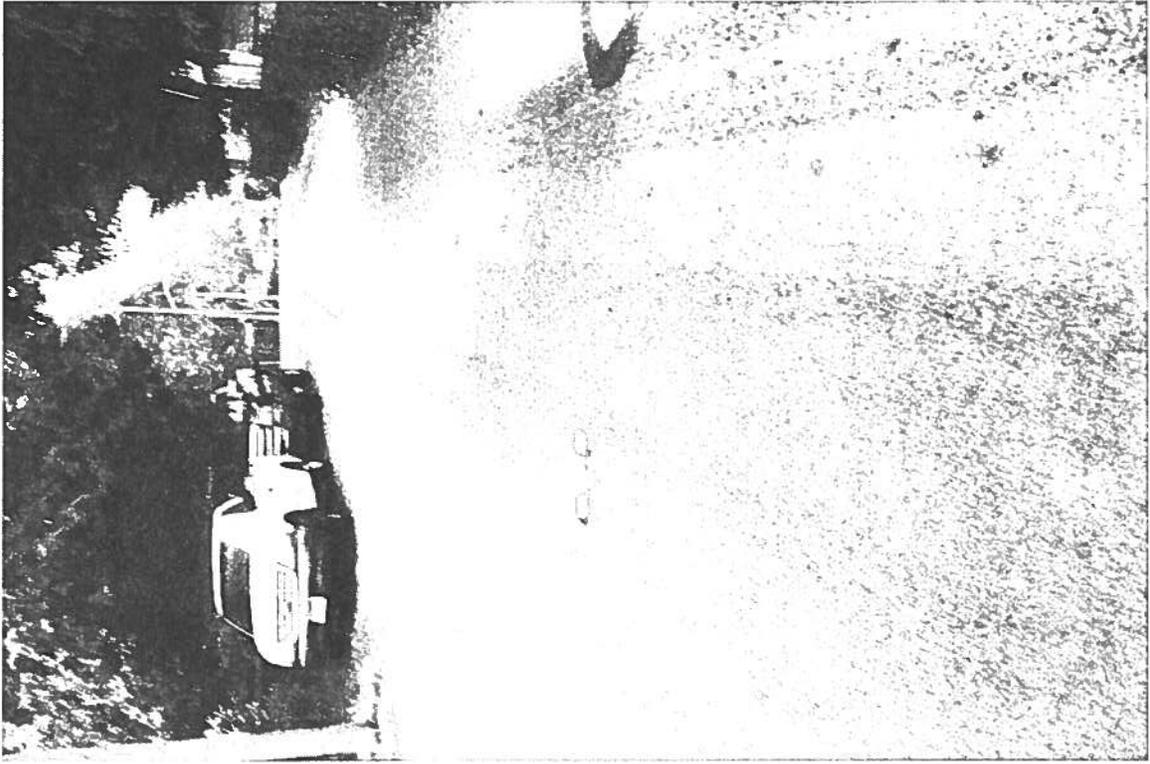
Thank you,

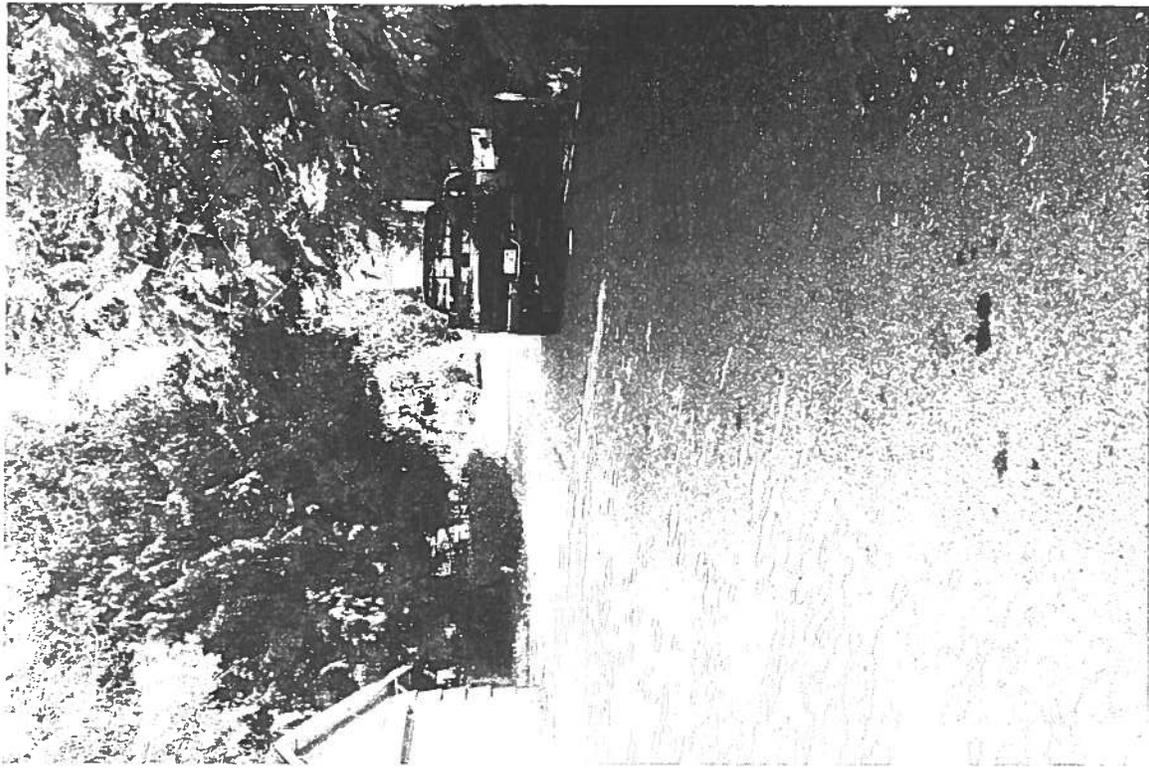
Glen Brown

Phone 206-940-8587

Kennydale Insurance Agency, Inc.







Denis Law
Mayor

EXHIBIT 16

City of

renton



Development Department
Christopher Vincent, Administrator

October 29, 2014

Roger Fleming
1404 N 24th St
Renton WA 98057

SUBJECT: Response to Public Comment; RE: LUA14-001272, Nantucket Preliminary Plat

Dear Peter Fleming:

Thank you for providing comment on the Nantucket, Residential 9-lot Preliminary Plat as part of the public comment period. I apologize for the delayed response. Your letter, dated October 8, 2014, specified concerns about parking needs of the new residential lots and potential parking along N 28th St.

The residential access street does not meet current City codes in regards to width of right-of-way and street improvements. It is a narrow street. The City standard is 53 feet of width for this street. The applicant would be required to provide dedication of right-of-way area on the north project side to install the required street improvements including paved travel lanes, curb, gutter, planter strip, and sidewalks. The south side would not be improved. Without full improvements of the street on both sides, on-street parking along the north side would most likely not be allowed.

The applicant has identified 27 parking stalls for the 9-lot proposal with each future lot having 2 in the garage and 2 in the driveway. City code requires two vehicle stalls for each new residential lot and the applicant is proposing more.

Thank you for providing comments. If you would like to review the project file, the submitted documents are available on the 6th Floor of City Hall. Also, you have been added as a Party of Record to receive notifications as the project moves through the application process.

Sincerely,

A handwritten signature in black ink that reads "Kris Sorensen".

Kris Sorensen
Associate Planner

cc: File

Denis Law
Mayor

City of
Renton



October 29, 2014

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

Jeanne-K Hughes
1421 N 28th St
Renton WA 98056

SUBJECT: Response to Public Comment; RE: LUA14-001272, Nantucket Preliminary Plat

Dear Jeanne-K Hughes:

Thank you for providing comment on the Nantucket, Residential 9-lot Preliminary Plat as part of the public comment period. I apologize for the delayed response. Your email, dated September 30, 2014, specified concerns about the proposed drainage/stormwater facility, architecture and style of future homes, and the narrowness of N 28th St.

For the proposed stormwater facility at the southwest corner of the proposal, the applicant has identified construction of a vault rather than an open pond. The water detention/water quality facility must meet adopted minimum stormwater standards. Also, additional drainage improvements would be included along the northern side of the street with new curb/sidewalk areas, where existing ditches would be replaced with gutters.

In regards to house design and architecture, the City has adopted minimum design standards for home features including standards that require abutting houses to have differing architectural elevations. The design standards also include minimum standards roof pitches, front porch areas, garages, trim for doors and windows, and other elements to create variation amongst new homes. Home designs would be reviewed at time of Building Permit.

North 28th Street is a substandard street that is not wide enough to meet current City standards. The City standard is a 53-foot wide width for the residential access street. The applicant would provide dedication of right-of-way area to widen the project on the north side of the street to install the required drive lanes, sidewalks, planter strip, and other street improvements.

Thank you for providing comments. If you would like to review the project file, the submitted documents are available on the 6th Floor of City Hall. Also, you have been added as a Party of Record to receive notifications as the project moves through the application process.

Sincerely,

A handwritten signature in black ink that reads "Kris Sorensen".

Kris Sorensen
Associate Planner

cc: File

Denis Law
Mayor

City of
Renton



October 29, 2014

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

Glen Brown
1319 N 28th St
Renton WA 98056

SUBJECT: Response to Public Comment; RE: LUA14-001272, Nantucket Preliminary Plat

Dear Glen Brown:

Thank you for providing comment on the Nantucket, Residential 9-lot Preliminary Plat as part of the public comment period. I apologize for the delayed response. Your email and pictures, dated October 10, 2014, specified five concerns. The concerns are regarding existing homes to be demolished, the stormwater tract area, narrowness of N 28th and parking along the street, flooding on your property, and the layout of the plat. Below are bulleted responses:

- Demolition of homes: Both existing homes would be demolished as part of the project.
- Stormwater Tract: Stormwater facilities such as vaults and open ponds are regularly located at the low point of new development. For the proposed facility at the southwest corner of the proposal, the applicant has identified construction of a vault rather than an open pond as identified in the submitted drainage report. The water detention/water quality facility is must meet minimum City stormwater standards. The City recognizes the potential hazards with open stormwater ponds and has adopted fencing and screening requirements when ponds are proposed. Landscaping is also required for vault areas.
- N 28th St and Parking:
 - The residential access street does not meet current City codes in regards to width of right-of-way and street improvements. It is a narrow street. The City standard is 53 feet of width for this street. The applicant would be required to provide dedication of right-of-way area on the north project side to install the required street improvements including paved travel lanes, curb, gutter, planter strip, and sidewalks. The south side would not be improved. Without full improvements of the street on both sides, on-street parking along the north side would most likely not be allowed.
 - The applicant has identified 27 parking stalls for the 9-lot proposal with each future lot having 2 in the garage and 2 in the driveway. City code requires two vehicle stalls for each new residential lot and the applicant is proposing more.
- Flooding on your property: Your letter mentions that past improvements to the N 28th St has caused added run-off to your property and that your property is no longer connected to storm water pipe in the roadway. You are concerned that future development on the project site would create more stormwater directed towards your

property. The proposed project would be required to evaluate stormwater impacts to the surrounding areas. I have provided this concern to our Development Engineering staff who reviews stormwater project designs.

- Layout of project: The City Council is reviewing the zone that the proposal is located in which may change the layout of future projects in the R-8 (Residential-8) zone in your area. The Council adopted interim zoning standards for the R-8 zone last month but this project is vested to the standards that were in place prior to the Council's action. Kennydale does have a mix of lot sizes, widths, and depths. The applicant has discussed an alternative lot layout that may provide enlarged buffer between the homes to the east of the project and homes that would be built as part of the project. Any updated layout would be reviewed according to applicable code.

Thank you for providing comments. If you would like to review the project file, the submitted documents are available on the 6th Floor of City Hall. Also, you have been added as a Party of Record to receive notifications as the project moves through the application process.

Sincerely,



Kris Sorensen
Associate Planner

cc: File

Denis Law
Mayor

City of
Renton



October 29, 2014

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

Rich Wagner
2411 Garden Ct N
Renton WA 98056

SUBJECT: Response to Public Comment; RE: LUA14-001272, Nantucket Preliminary Plat

Dear Rich Wagner:

Thank you for providing comment on the Nantucket, Residential 9-lot Preliminary Plat as part of the public comment period. I apologize for the delayed response. Your email, dated September 28, 2014, specified concerns about the tree survey, street, stormwater facility tract, access to lots, future home garage setbacks, and heights of fences and landscaping. Below are bulleted responses:

- Tree Survey: The trees on-site are identified on the Topographical survey. I have attached the survey in this letter. The applicant has also provided a tree retention worksheet, a tree retention plan showing the trees proposed to be saved, and a landscape plan showing new trees proposed to be planted. I have discussed the request for more trees to be saved with the applicant following your letter's concern. The applicant may provide an alternative layout that could allow more trees to be retained. Tree retention and replacement will be evaluated based on City code.
- Streets and Lighting: Street lighting will be evaluated and would need to meet the City's minimum lighting standards for both streets along the project site. Lighting is one of the street improvements required for residential plats. Also for both N 28th and Park Ave, the applicant would be required to provide sufficient right-of-way and street improvements including paved travel lane, sidewalks, curb, gutter, and planter strip for the north half of the street.
- Stormwater tract: There are landscaping requirements for tracts with stormwater facilities, whether an open pond or vault. The landscaping around the facility will be evaluated based on City requirements. Additionally, any impervious surface on the tract would require landscaping.
- Access: The submitted project narrative states that two lots would gain access from Park Ave (Lots 1 and 2), 3 lots would gain access from N 28th St (Lots 3, 4, and 5), and the other lots would gain access from the proposed street (Lots 6-9). The applicable City standards allow up to 4 residential lots to gain access from a private street. The access will be evaluated given the opportunity to reduce the number of curb cuts across the proposed public sidewalk along N 28th St. I will talk with the administrators about the possibility of accessing the lots along N 28th St from the proposed private street.

- Garage Setbacks: The City has adopted minimum residential design standards for new single family homes. Specifically for the garage area, the design standards provide 6 options to reduce the prominence of a garage along the street facing façade. Additionally, there is a minimum 20-foot setback for garages from the front property line that is applicable to this project.
- Fence and Landscaping heights along a street: The City has applicable fence regulations for residential lots although we do not put those standards on the face of a plat as a condition. Front yard areas are not allowed fences above 4 feet unless it is a corner lot where fences can be up to 42 inches in the required clear vision area. For each future lot, the City also has requirements for 10-feet of on-site landscaping along the right-of-way where driveways, walks, and other impervious surfaces are not located each lot. Trees, shrubs, and groundcover are allowed in this area and allowed to be greater than 4 feet in height. Landscape plans proposed would be evaluated by staff to identify potential hedge rows that could grow taller than 4 feet in height.

Thank you for providing comments about the Nantucket project. If you would like to review the project file, the submitted documents are available on the 6th Floor of City Hall with the Department of Community and Economic Development.

You have been added as a Party of Record to receive notifications as the project moves through the application process.

Sincerely,



Kris Sorensen
Associate Planner

cc: File



EXHIBIT 17

Application Date: September
Name: Nantucket Ave Short Plat

Site Address: 2820 Park Ave N
Renton, WA 98056-2109

Plan - Planning Review

Version 1 | **March 20, 2015**

Community Services Review Comments

Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: a. Environmental Impact: Parks Impact Fees per Ordinance 5670 applies.
b. Policy related comments: None
c. Code related comments: 1) On Park Ave N, do not use Katsura trees at this location. Use only species that achieve a small mature size as there are overhead electric wires and medium and large maturity trees will not perform. 2) Katsura trees on N 28th St are allowed. However they shall be spaced not closer than 40 feet on center, 40 feet from the intersection, 10 feet from driveways and 30 feet from street lights.

Engineering Review Comments

Jan Illian | 425-430-7216 | jillian@rentonwa.gov

[Empty review area for Engineering Review Comments]



Plan - Planning Review

Version 1 | March 20, 2015

Engineering Review Comments

Jan Illian | 425-430-7216 | jillian@rentonwa.gov

Recommendations: EXISTING CONDITIONS

- WATER Water service will be provided by the City of Renton.
- SEWER Sewer service will be provided by the City of Renton.
- STORM There is limited storm conveyance in Park Ave NE.
- STREETS There are no frontage improvements fronting the site in Park Ave North or North 28th Street

CODE REQUIREMENTS

- WATER
1. Water service is provided by the City of Renton. There is a 12 inch ductile iron water main in N. 28th Street and a 12 inch water main in Park Ave N. The project is in the 320 water pressure zone.
 2. All new construction must have a fire hydrant capable of delivering a minimum of 1,000 gpm and must be located within 300 feet of all structures. There are fire hydrants in the vicinity that may be counted towards the fire protection of this project, but is subject to verification for being within 300 feet of the nearest corner of all buildings.
 3. Existing hydrant(s) counted as fire protection will be required to be retrofitted with a 5" quick disconnect storz fitting if not already in place.
 4. A water main extension is required on site to serve Lots 5 8. It is shown on the plans.
 5. System development fee for water is based on the size of the new domestic water meter that will serve the new home on each new lot. Fee for ¾ inch or 1 inch water meter install is \$3,090.00 per lot. Credit will be given for the ¾ inch domestic water serving the existing home. Fees are payable prior to issuance of the construction permit.
 6. Fee for a ¾ inch meter drop in installed by the City is \$ 400.00. Fee for a 1 inch meter drop in installed by the City is \$ 460.00.
 7. Fee for a ¾ inch meter installed by the City is \$3,075.00. Fee for a 1 inch meter installed by the City is \$3,310.00. Fee includes installation of water service, meter box and water meter for each lot. Lots 2 4.

SANITARY SEWER

1. Sewer service is provided by the City of Renton. There is an 8 inch sewer main in N. 28th Street and an 8 inch sewer main in Park Ave N.
2. A sewer main extension is required on site to serve lots 5 8. It is shown on the plans.
3. System development fee for sewer is based on the size of the new domestic water to serve the new home on each new lot. Sewer fee for a ¾ inch or 1 inch meter install is \$2,135.00. Credit will be given to the existing home if it is connected to sewer. Fees are payable prior to issuance of the construction permit.
4. All plats shall provide separate side sewer stubs to each building lot prior to recording of the plat.

SURFACE WATER

1. A drainage plan and drainage report dated January 30, 2015 was submitted by Offe Engineers. The proposed 8 lot subdivision and a drainage tract, zoned R 8, is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and six special requirements have been discussed in the report. The 1.4 acre site is located within the East Lake Washington sub basin. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Existing Site Conditions. The project is exempt from detention because the difference between the 100 year developed run off and existing condition runoff is less than 0.10 cfs. A combined detention and water quality vault (Tract A) located at the southwest corner of the site will be provided to treat the new PGIS and impervious surfaces created by off site frontage improvements and paving in Park Ave North and North 28th Street and the runoff from the new private road. Discharge from the vault will be through a new 12 inch pipe crossing the roadway at the corner of N. 28th Street and Park Ave North. The new 12 inch pipe will connect to an existing 6" concrete pipe where it outfalls into a ravine. The flows follow the path of the ravine down the hill to the west where it eventually outfalls into Lake Washington.
2. The applicant will need to obtain an easement from the HOA to repair and replace the the 6 inch pipe with a 12 inch pipe. Either the HOA or the developer can replace/repair the pipe.
3. A geotechnical report, dated November 7, 2014 was submitted by Robert M. Pride, LLC. The 2 acre site slopes east to west. The field study included four exploration pits on the site. Test pits up to 9 feet deep were dug in native soils. No ground water was encountered. Soil type encountered was silty sands, sands and gravel. Soil type is (Qvr). The geotech supports the feasibility of 100 % infiltration onsite.
4. Appropriate individual lot flow control BMPs are required. The engineer proposes to provide full infiltration on each individual lot using dry wells or infiltration trenches. Infiltration BMPs are proposed in the TIR.
4. Surface water system development fee is \$1,350 per new lot. Credit will be given to existing home(s). Fees are payable prior to issuance of the construction permit.



Plan - Planning Review

Version 1 | March 20, 2015

Engineering Review Comments	Jan Illian 425-430-7216 jillian@rentonwa.gov
<p>5. A Construction Stormwater General Permit from Department of Ecology will be required. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.</p> <p>TRANSPORTATION/STREET</p> <ol style="list-style-type: none"> Existing right of way width in Park Ave N. fronting the site is 50 feet. Park Ave N. is classified as a residential access street. To meet the City's complete street standards, street improvements including a pavement width of 26 feet, curb, gutter, an 8 foot planter strip, 5 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. To build this street section, approximately one and half feet of right of way will be required to be dedicated to the City along the project side in Park. Street section for Park Ave North will be a 53 foot right of way. Half street improvements are required and are shown on the plans. Existing right of way width in N. 28th Street fronting the site is 25 feet. N. 28th Street is classified as a residential access street. To meet the City's complete street standards, street improvements including a pavement width of 26 feet, curb, gutter, an 8 foot planter strip, 5 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. To build this street section approximately 10.5 feet of right of way dedication is required along the project side. The dedication is shown on the plans. Street section for N. 28th Street will be a 53 foot right of way. Half street improvements are required and are shown on the plans. Corner lots require a minimum radius of 25 feet of dedication. The current transportation impact fee rate is \$2,214.44 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit. Credit will be given to the existing home. The maximum width of single loaded garage driveway shall not exceed nine feet (9') and double loaded garage driveway shall not exceed sixteen feet (16'). Mailbox locations shall be approved by the Post Office. LED street lighting meeting the residential lighting standards will be required per City of Renton Standards. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements. <p>GENERAL COMMENTS</p> <ol style="list-style-type: none"> Separate permits and fees for sewer and storm connections will be required. 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. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal. A separate street lighting plan shall be included with the civil drawings. 	

Fire Review - Building Comments	Corey Thomas 425-430-7024 cthomas@rentonwa.gov
<p>Recommendations: Environmental Impact Comments:</p> <ol style="list-style-type: none"> The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid prior to recording the plat. Credit will be granted for the existing home to be removed. <p>Code Related Comments:</p> <ol style="list-style-type: none"> The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. There are two existing fire hydrants that can be counted toward the minimum requirements and they meet current code. It appears there is adequate fire flow in this area. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings. Proposed hammerhead turnaround meets fire code requirements. 	

Planning Review Comments	Kris Sorensen 425-430-6593 ksorensen@rentonwa.gov
<p>Recommendations: A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.</p> <p>Recommendations: 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.</p>	



Plan - Planning Review

Version 1 | March 20, 2015

Planning Review Comments

Kris Sorensen | 425-430-6593 | ksorensen@rentonwa.gov

Recommendations: 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.

Recommendations: 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.

Recommendations: 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.

Recommendations: 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.

Technical Services Comments

Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov



Plan - Planning Review

Version 1 | March 20, 2015

Technical Services Comments

Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: Short Plat: Bob Mac Onie 2/25/2015

Note the City of Renton land use action number and land record number, LUA14 001272 and LND 20 0619, respectively, on the final short plat submittal

Change the title of the drawing sheet to reflect the change to a short plat from a Plat. Remove the words "Preliminary Plat" and add the words "Short Plat."

The dedication of right of way for short subdivisions requires a separate Deed of Dedication; provide a space for the recording number of same on the short plat. The Deed of Dedication document includes both a legal description exhibit and a map exhibit of the dedicated parcel. The legal description exhibit should be prepared, stamped, dated and signed by the applicant's surveyor. The surveyor should also prepare the map exhibit. The dedication process requires an updated Plat Certificate dated within 45 days of approval of said dedication. Talk to the Project Manager if there are questions or further information is needed.

Note the bearing and distance from City of Renton Mon #1886 to the cased monument at the intersection of N. 28th Street and Park Ave N. Also provide other distances along Park Ave N and N 28th Street that are needed to tie the subject site to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.

Provide sufficient information to determine how the plat boundary was established.

Provide short plat and lot closure calculations.

Indicate what is to be set at the most northerly northwest corner of proposed Lot 6.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

See the address attachment. Note said addresses on the final short plat drawing.

Do note encroachments, if any.

Note the plat name and lot/tract numbers of the adjoining properties to the north and east of the subject short plat.

Remove the building setback lines. Setbacks will be determined when building permits are issued.

Remove the "CONTACT INFORMATION" block from the final submittal.

Under the "SURVEY INFORMATION" block, remove the "ADDRESS" item, the "ZONING" item, the "SQUARE FOOTAGE OF LAND IN CRITICAL AREAS" item, the "SQUARE FOOTAGE OF LAND IN CRITICAL AREA BUFFERS" item, the "DENSITY" items regarding critical areas, dwelling units and net density. Also, change the total number of lots to 8.

The City of Renton Administrator, Public Works Department, is the only city official who signs the final short plat. Provide an appropriate approval block and signature line. Pertinent King County approval blocks also need to be noted on the drawing.

All vested owner(s) of the subject final short plat need to sign the final short plat drawing. Include notary blocks as needed.

Include a declaration block on the drawing, titled "OWNERS' DECLARATION" not "CERTIFICATION" or other.

Because the subject property falls within Zone 2 of the City of Renton Aquifer Protection Area, the Aquifer Protection Notice needs to be noted on the drawing.

AQUIFER PROTECTION NOTICE

The lots created herein fall within Zone 2 of Renton's aquifer protection area and are subject to the requirements of the City of Renton Ordinance #4367. This city's sole source of drinking water is supplied from a shallow aquifer under the city surface. There is no natural barrier between the water table and ground surface. Extreme care should be exercised when handling of any liquid substance other than water to protect from contact with the ground surface. It is the homeowners' responsibility to protect the city's drinking water.



Plan - Planning Review

Version 1 | March 20, 2015

Technical Services Comments

Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Note that if there are easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, they can be recorded concurrently with the final short plat. The final short plat drawing and the associated document(s) are to be given to the Project Manager as a package. The short plat will be recorded first with King County. The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the short plat) need to be referenced on the final short plat drawing. Provide spaces for the recording numbers as needed.

The new private easement for ingress, egress, utilities, etc. shown for the benefit of future owners of the proposed lots each need a note defining the rights associated with the easement at issue. Since these new "proposed" easements shown aren't "granted and conveyed" until the benefited and/or burdened lots are conveyed to others add the following language on the face of the short plat drawing:

DECLARATION OF COVENANT:

The owners of the land embraced within this short plat, in return for the benefit to accrue from this subdivision, by signing hereon covenant and agree to convey the beneficial interest in the new private easements shown on this short plat to any and all future purchasers of the lots, or of any subdivisions thereof. This covenant shall run with the land as shown on this short plat.

The preceding statement obligates the seller of the lots created to "expressly grant and convey" the lots "together with and/or subject to" any new private easements delineated on the short plat in the conveying document.

The private ingress, egress and utility easement requires a "New Private Easement for Ingress, Egress and Utilities Maintenance Agreement" statement.

There needs to be language regarding the conveyance of "Tract A"; please check with the Stormwater Utility to see if they are requiring that the City be the owner of "Tract A". If not, and if there is to be a Homeowners' Association (HOA) created for this short plat, the following language concerning ownership of "Tract A" (the storm water tract) applies to this short plat and should be noted on the final short plat submittal as follows:

A 'Tract' is land reserved for specified uses, including, but not limited to reserve tracts, recreation, open space, critical areas, surface water retention, utility facilities and access. Tracts are not considered building sites for the purposes of residential dwelling. Upon the recording of this short plat, "Tract A" is hereby granted and conveyed to the short plat of Nantucket Avenue Homeowners' Association (HOA) for a storm water tract. An easement is hereby granted and conveyed to the City of Renton over, under and across Tract 'A' for the purpose of conveying, storing, managing and facilitating storm and surface water per the engineering plans on file with the City of Renton. The City of Renton has the right to enter said stormwater easement for the purpose of inspecting, operating, maintaining, improving, and repairing it's drainage facilities contained therein. Only the chain link fence, flow control, water quality treatment and conveyance facilities will be considered for formal acceptance and maintenance by the City. Maintenance of all other improvements and landscaping on said Tract 'A' shall be the responsibility of the HOA. In the event that the HOA is dissolved or other wise fails to meet its property tax obligations, as evidenced by non payment of property taxes for a period of eighteen (18) months, then each lot in this short plat shall assume and have an equal and undivided ownership interest in the Tract previously owned by the HOA and have the attendant financial and maintenance responsibilities.

Otherwise, use the following language on the final short plat submittal:

A 'Tract' is land reserved for specified uses, including, but not limited to reserve tracts, recreation, open space, critical areas, surface water retention, utility facilities and access. Tracts are not considered building sites for the purposes of residential dwelling. Lots 1 through 8, inclusive, shall have an equal and undivided ownership interest in "Tract A". An easement is hereby granted and conveyed to the City of Renton over, under and across Tract 'A' for the purpose of conveying, storing, managing and facilitating storm and surface water per the engineering plans on file with the City of Renton. The City of Renton has the right to enter said stormwater easement for the purpose of inspecting, operating, maintaining, improving, and repairing it's drainage facilities contained therein. Only the chain link fence, flow control, water quality treatment and conveyance facilities will be considered for formal acceptance and maintenance by the City. Maintenance of all other improvements and landscaping on said Tract 'A' shall be the responsibility of the HOA.

NOTE: Please discuss with the Stormwater Utility any other language requirements regarding surface water BMPs and other rights and responsibilities.



Plan - Planning Review

Version 1 | October 23, 2014

Engineering Review Comments	Jan Illian 425-430-7216 jillian@rentonwa.gov
<p>the City's complete street standards, half street improvements including a 35 foot right of way, a minimum twenty feet (20') of pavement, curb and gutter, an 8 foot planter strip, 5 foot sidewalk, street lights and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4 6 060. To build this street section approximately 10 feet of right of way dedication is required along the project side. Actual dedication will be determined at survey. Future street section for N. 28th Street will be a 53 foot right of way.</p> <ol style="list-style-type: none"> To meet the City's complete street standards, the new private roadway shall be designed to meet the residential standard per City code 4 6 060. The new internal roadway shall be a 26 feet wide, with 20 feet of pavement. Corner lots require a minimum radius of 15 feet of dedication. Curb ramps will be required. The current transportation impact fee rate is \$1,430.72 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit. Mailbox locations shall be approved by the Post Office. Installation of LED street lighting meeting the residential lighting standards in North 28th Street and Park Ave North will be required. Street lighting is not required for private streets. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements. <p>GENERAL COMMENTS</p> <ol style="list-style-type: none"> Separate permits and fees for water, sewer and storm connections will be required. 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. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal. 	

Fire Review - Building Comments	Corey Thomas 425-430-7024 cthomas@rentonwa.gov
<p>Recommendations: Environmental Impact Comments:</p> <ol style="list-style-type: none"> The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid prior to recording the plat. Credit will be granted for the existing home to be removed. <p>Code Related Comments:</p> <ol style="list-style-type: none"> The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. There are two existing fire hydrants that can be counted toward the minimum requirements and they meet current code. It appears there is adequate fire flow in this area. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Access is required within 150 feet of all points on the buildings. Due to the existing narrow public street, North 28th Street, the turning radius from the public street onto the private street do not meet the minimum radius requirements and shall be modified during the plan review process. Proposed hammerhead turnaround meets fire code requirements. 	

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

Technical Services Comments	Bob MacOnie 425-430-7369 bmaconie@rentonwa.gov
Empty content area	

EXHIBIT 18

Kris S

From: Steve Lee
Sent: Tuesday, March 03, 2015 1:32 PM
To: 'raymond durr'; Brent Beden
Cc: Kris Sorensen; Jan Illian; Richard W Marshall
Subject: RE: HI Gary...can you come up here when you have the chance?

Kris,

Below is the email from the Clover Creek HOA to repair the pipe to 12 inch in HDPE and add additional riprap at the outfall as part of the Nantucket Project. This should reduce chances of continued erosion out of that pipe. We will need Mr. Ofte to provide calculations of the contributing upstream roads and entire basin to confirm the replacement pipe to be replaced and buried will be sized adequately with a minimum size of 12 inches.

Thanks,
Steve

From: raymond durr [<mailto:reldurr@msn.com>]
Sent: Tuesday, March 03, 2015 1:05 PM
To: Steve Lee; Brent Beden
Subject: RE: HI Gary...can you come up here when you have the chance?

Dear Steve

It is fine with Clover Creek to have that pipe repaired.

Ray Durr

Sent from my Windows Phone

From: [Steve Lee](#)
Sent: 3/3/2015 9:18 AM
To: 'reldurr@msn.com'
Subject: FW: HI Gary...can you come up here when you have the chance?

Mr. Durr,

I am contacting you hoping to find out if you are still the president of the Clover Creek HOA. The City needs rights to come in and fix a pipe that is in very poor condition in the HOA. It does receive runoff from the public street and is an important conveyance for Park and NE 28th. Can you provide me your contact information or the HOA president's contact information if you are no longer the president?

Thanks,

Steve Lee, PE
Development Engineering Manager
425.430.7299

Attached is the Plat for Tract 'B' of Clover Creek. It does list three easements for the NE corner of this tract, none of which can be pulled up online.

HOA contact is Ray Durr, HOA president at the time of facility transfer. Contact info (425) 271-3552; reldurr@msn.com

Kris Sorensen

From: Kris Sorensen
Sent: Tuesday, March 10, 2015 2:40 PM
To: Brent Beden
Cc: Steve Lee
Subject: Renton; 8-lot short plat plans
Attachments: Landscape Plan 8-lot short plat02.TIF; Scan from CED-Econ-Dev-1.pdf

Hi Brent – Please see the attached short plat plan and landscape plan for the 8-lot short plat to be created at the northwest corner of the intersection of Park Avenue N and N 28th Street. The landscape plan identifies the street improvements which would be a wider N 28th St and sidewalks and planter strips for the project side of the street.

The project number is LUA14-0001272 if you have any questions.

Kris Sorensen, Associate Planner, Planning Division, Community & Economic Development, City of Renton, 425-430-6593

From: Steve Lee
Sent: Tuesday, March 03, 2015 2:06 PM
To: Kris Sorensen
Cc: Brent Beden
Subject: FW: HI Gary...can you come up here when you have the chance?

Kris,
Can you send this to Brent?

From: Brent Beden [<mailto:brent.beden@comcast.net>]
Sent: Tuesday, March 03, 2015 1:34 PM
To: Steve Lee
Subject: RE: HI Gary...can you come up here when you have the chance?

Steve - Can you forward me a copy of the Plat which indicates where this repair is to occur?

Thanks,
Brent Beden
Secretary-Treasurer
Clover Creek HOA

From: Steve Lee [<mailto:Slee@Rentonwa.gov>]
Sent: March 03, 2015 13:32
To: 'raymond durr'; Brent Beden
Cc: Kris Sorensen; Jan Illian; Richard W Marshall
Subject: RE: HI Gary...can you come up here when you have the chance?

Kris,

Below is the email from the Clover Creek HOA to repair the pipe to 12-inch in HDPE and add additional riprap at the outfall as part of the Nantucket Project. This should reduce chances of continued erosion out of that pipe. We will need Mr. Offe to provide calculations of the contributing upstream roads and entire basin to confirm the replacement pipe to be replaced and buried will be sized adequately with a minimum size of 12 inches.

Thanks,
Steve

From: raymond durr [<mailto:reldurr@msn.com>]
Sent: Tuesday, March 03, 2015 1:05 PM
To: Steve Lee; Brent Beden
Subject: RE: HI Gary...can you come up here when you have the chance?

Dear Steve

It is fine with Clover Creek to have that pipe repaired.

Ray Durr

Sent from my Windows Phone

From: [Steve Lee](#)
Sent: 3/3/2015 9:18 AM
To: 'reldurr@msn.com'
Subject: FW: HI Gary...can you come up here when you have the chance?

Mr. Durr,
I am contacting you hoping to find out if you are still the president of the Clover Creek HOA. The City needs rights to come in and fix a pipe that is in very poor condition in the HOA. It does receive runoff from the public street and is an important conveyance for Park and NE 28th. Can you provide me your contact information or the HOA president's contact information if you are no longer the president?

Thanks,
Steve Lee, PE
Development Engineering Manager
425.430.7299

Attached is the Plat for Tract 'B' of Clover Creek. It does list three easements for the NE corner of this tract, none of which can be pulled up online.

HOA contact is Ray Durr, HOA president at the time of facility transfer. Contact info (425) 271-3552; reldurr@msn.com

Aerial



EXHIBIT 19

Legend

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

Notes
None



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

Information Technology - GIS
RentonMapSupport@Rentonwa.gov
10/22/2014

107 0 54 107 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere