

## ENVIRONMENTAL REVIEW COMMITTEE REPORT

**ERC MEETING DATE:** January 25, 2015

**Project Name:** Highlands Reservoir & Emergency Generator

**Project Number:** LUA15-000864, ECF, CU-H, SA-H, MOD

**Project Manager:** Kris Sorensen, Associate Planner

**Owner:** City of Renton, 1055 S Grady Way, Renton WA 98057

**Applicant/Contact:** J.D. Wilson, Public Works, City of Renton, 1055 S Grady Way, Renton WA 98057

**Project Location:** 3410 NE 12<sup>th</sup> St and NE 12<sup>th</sup> St Right-of-Way from Olympia Ave NE to Edmonds Ave NE

**Project Summary:** The applicant is requesting Environmental (SEPA) Review, Hearing Examiner Site Plan and Conditional Use Permit Reviews, and a Modification to street improvements for development at the Highlands Reservoir site and associated improvements within the NE 12<sup>th</sup> St corridor. The 204,555 square foot property at 3410 NE 12<sup>th</sup> St is located in the Residential 10 (R-10) zone. The project is part of the City's public drinking water utility. The proposed on-site improvements are the construction of a 6.3 million-gallon reinforced concrete partially buried water storage tank, replacement of the emergency generator, utilities improvements, new access road, and relocation of existing telecommunication equipment. Off-site improvements within the NE 12th St right-of-way include a new connection to the wastewater interceptor at NE 12th and NE Sunset Blvd, replacement of water main pipes that connect to NE 12th Street and Edmonds Ave NE, and street improvements along the reservoir site. Access to the site is through two driveways from NE 12th St. The project is located within the Wellhead Protection Area zone. The project would excavate 20,000 cubic yards of soils and import 3,000 cubic yards. Retention of 17 trees is proposed. New landscaping and screening is proposed. The applicant requests a street modification from the RMC 4-6-060 standards along 3410 NE 12<sup>th</sup> St. The applicant proposes 2 feet of right-of-way dedication along the project side of NE 12th St and new curb and gutter, 5-foot bike lane, 8-foot planting strip, and 5-foot sidewalk. Documents submitted include environmental checklist, traffic study, arborist, geotechnical, and drainage reports. The total project value is estimated at \$13,981,000.

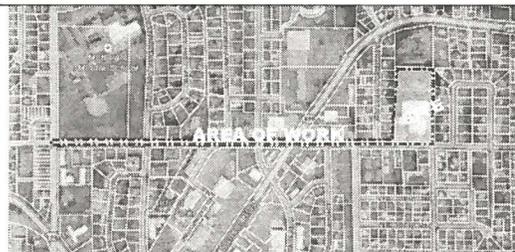
<b>Exist. Bldg. Area SF:</b>	55,191 SF	<b>Proposed New Bldg. Area (footprint):</b>	45,561 SF
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		<b>Proposed New Bldg. Area (gross):</b>	45,561 SF
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**Site Area:** 204,555 SF at 3410 NE 12<sup>th</sup> St & NE 12<sup>th</sup> St Right-of-Way from Olympia Ave NE to Edmonds Ave NE

<b>Total Building Area GSF:</b>	100,752 SF
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**STAFF RECOMMENDATION:** Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).



Project Location

## **PART ONE: PROJECT DESCRIPTION / BACKGROUND**

The subject proposal is part of an overall multi-phased master plan for the site. Future phases beyond the subject proposal require separate land use approvals and consist of demolition of existing reservoirs, construction of a new water storage tank, and replacement of the existing elevated water storage tank. A master plan for the Highlands Reservoir Site has been developed and is documented in the City of Renton Public Works Department's Highlands Reservoir Site Master Plan, dated October 2015 (Exhibit 4, page 3). The Site Master Plan future development, beyond the subject proposal, are demolition of the existing 1.5 million gallon and 2 million gallon water storage tanks after the completion of the replacement of the Mount Olivet water storage tank, replacement of the Highlands Reservoir booster pump station, and replacement of the Highlands elevated water storage tank.

The subject proposal would occur in two parts (Exhibit 4, page 4-5). The first part would be generator replacement, telecommunication facilities relocation, fence replacement, and planting of trees on the inside of the fence along NE 12th Street. The second part would be the construction of the new water storage tank and all project elements not part of the first phase including the off-site work within the NE 12<sup>th</sup> St corridor. Off-site improvements within the NE 12th St right-of-way include a new pipe connection to the wastewater interceptor at the intersection of NE 12th and NE Sunset Blvd, replacement of water main from the reservoir site to the intersection of NE 12th Street and Edmonds Ave NE, and NE 12<sup>th</sup> St right-of-way improvements along the south side of the reservoir property.

Agency comments were provided by King County Metro on January 12, 2016 requesting that the design of the street frontage include public transit improvements (Exhibit 5). The comments state that the design of the street frontage along the reservoir site at 3410 NE 12<sup>th</sup> St should include an ADA front door landing pad, rear door alighting pads, and a new shelter footing as a part of this project to ensure adequate transit access and safety.

## **PART TWO: ENVIRONMENTAL REVIEW**

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

### **A. Environmental Threshold Recommendation**

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:  
**Issue a DNS-M with a 14-day Appeal Period.**

### **B. Mitigation Measure**

1. The applicant shall comply with the recommendations included in Technical Memorandum Review of Existing Geologic, Hydrogeologic, and Geotechnical Information, prepared by RH2 Engineering Inc, dated December 19, 2014 and Geotechnical Report, prepared by ZZA-Terracon, dated January 19, 2009 (Exhibit 8).

## C. Exhibits

- Exhibit 1: Environmental Review Committee Report
- Exhibit 2: Project Vicinity Map
- Exhibit 3: Zoning Map
- Exhibit 4: Environmental Checklist, prepared by City of Renton, dated December 2, 2015
- Exhibit 5: Agency Comment, King County Metro, email dated January 12, 2016
- Exhibit 6: Response email to Agency Comment, City of Renton Public Works, dated January 12, 2016
- Exhibit 7: Technical Information Report, prepared by RH2 Engineering Inc, dated November 2015
- Exhibit 8: Technical Memorandum Review of Existing Geologic, Hydrogeologic, and Geotechnical Information, prepared by RH2 Engineering Inc, dated December 19, 2014
- Exhibit 9: Construction Mitigation Plan
- Exhibit 10: Slopes Map, City of Renton
- Exhibit 11: Aquifer Protection Zone Map, City of Renton
- Exhibit 12: Proposed Drainage Plan, Sheet 15, prepared by RH2 Engineering Inc, dated December 1, 2015
- Exhibit 13: Proposed Grading Plan, Sheet 11, prepared by RH2 Engineering Inc, dated December 1, 2015
- Exhibit 14: Proposed Transmission Main & Off-Site Utilities, Sheet 13, prepared by RH2 Engineering Inc, dated December 1, 2015
- Exhibit 15: Advisory Notes

## D. Environmental Impacts

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

### 1. Earth

**Impacts:** The project proposes excavation and grading at the existing public water utility property at 3410 NE 12<sup>th</sup> St for the development of the new partially buried water tank. Earthwork is also proposed below the street surface in the existing NE 12<sup>th</sup> St right-of-way between Olympia Ave NE and Edmonds Ave NE for installation of water and sewer pipes. The applicant submitted an Environmental Checklist, prepared by City of Renton Public Works Department, dated December 2, 2015 and a Technical Memorandum Review of Existing Geologic, Hydrogeologic, and Geotechnical Information, prepared by RH2 Engineering Inc, dated December 19, 2014 with the project application (Exhibits 4 and 8).

The topography of the water utility property is generally flat with an approximate two percent slope across the site. The topography of the NE 12<sup>th</sup> St right-of-way is generally flat between Sunset Blvd NE and Edmonds Ave NE with a gentle slope upward from west to east to the reservoir site from the intersection at Sunset Blvd NE. The steepest slopes on the reservoir site are the man-made engineered berms surrounding the two existing partially buried water reservoirs between 15 and 25 percent (Exhibit 8, page 2).

Grading at the 3410 NE 12<sup>th</sup> property is anticipated at 3,000 cubic yards of import and 20,000 cubic yards of export to partially bury the new storage tank (Exhibit 4, page 6). The soils at the site are identified as native dense glacial till and all boring tests encountered dense to very dense sand with silt and gravel down to 40 feet below ground surface (Exhibit 8). Groundwater was not encountered in any of the borings. The submitted Geotechnical Report evaluated potential geological hazards at the site and concluded that the risk for liquefaction, erosion, and unstable slopes is very low (Exhibit 8, page 2).

The earthwork within the NE 12<sup>th</sup> St corridor consists of the street improvements along the 3410 NE 12<sup>th</sup> St property and underground installation of new and replacement pipes. A new connection to the city sewer system is proposed. A new 12-inch pipe would connect a wet well at the reservoir facility to a manhole in Sunset Blvd NE and would be approximately 1,350 feet in length (Exhibit 12). The subject proposal also includes replacement of water mains in NE 12<sup>th</sup> St with approximately 3,150 linear foot length of 24-inch diameter ductile iron water main (Exhibit 12).

The submitted Geotechnical Report provides recommendations regarding site preparation, excavations, permanent slopes, foundation considerations, floor slab support, subgrade walls, and hydrostatic uplift. Staff recommends that the applicant comply with the recommendations as outlined in the submitted Technical Memorandum Review of Existing Geologic, Hydrogeologic, and Geotechnical Information, prepared by RH2 Engineering Inc, dated December 19, 2014 and Geotechnical Report, prepared by ZZA-Terracon, dated January 19, 2009 (Exhibit 8).

**Mitigation Measure:**

1. The applicant shall comply with the recommendations included in Technical Memorandum Review of Existing Geologic, Hydrogeologic, and Geotechnical Information, prepared by RH2 Engineering Inc, dated December 19, 2014 and Geotechnical Report, prepared by ZZA-Terracon, dated January 19, 2009 (Exhibit 8).

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

**2. Water**

**a. Aquifer Protection Area**

**Impacts:** The project is located within the City of Renton Wellhead Protection Zone 2 area (Exhibit 11). Approximately 3,000 cubic yards of fill would be brought to the reservoir site and fill is also anticipated with the associated NE 12<sup>th</sup> St corridor improvements. 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. Since fill is proposed for project development, a fill source statement would be required to be submitted to the City to ensure clean fill is used. The fill source statement shall be submitted with the construction permit application. Impacts to the Wellhead Protection Area are not anticipated as a result of the subject project.

**Mitigation Measures:** No further mitigation required.

**Nexus:** Not applicable.

**b. Storm Water**

**Impacts:** A Technical Information Report (TIR), prepared by RH2 Engineering Inc, dated November 2015, was submitted with the project application (Exhibit 7). The submitted TIR addresses construction of the subject new storage tank and includes planning information for future phases of the water utility system expansion. The proposed development would create stormwater runoff from the site development at 3410 NE 12<sup>th</sup> St for the proposed water storage tank, generator shelter, fuel storage tank and load bank, and access road. The existing impervious surface coverage of the 3410 NE 12<sup>th</sup> St property is approximately 33 percent. Following development of the new water tank and associated improvements, the property would have an approximate 69 percent impervious surface coverage (Exhibit 4, page 7). New impervious surfaces would be collected and conveyed to the proposed on-site stormwater detention vaults and then be released (Exhibit 12).

Water from within the new 6.3 gallon storage tank would be released as part of maintenance and in emergency situations. The new wastewater/sewer interceptor pipe in NE 12<sup>th</sup> St would be used for draining water from the new water storage tank (Exhibit 4, page 9). This use of the interceptor is anticipated to

occur for two situations, when the water storage tank is drained of water for inspection and maintenance of the interior of the new tank and on the rare occasion that water overflows from the new tank.

**Mitigation Measures:** No further mitigation required.

**Nexus:** Not applicable.

### **3. Transportation**

**Impacts:** It is anticipated that temporary impacts to traffic would result from the proposed project during construction within the NE 12<sup>th</sup> St right-of-way to place underground pipes. This would result in the closure or partial closure of areas along NE 12<sup>th</sup> St, between Edmonds Ave NE at the west and 3410 NE 12<sup>th</sup> St at the east. Construction work within the street is anticipated to occur as part of the second phase of the subject proposal. The exact schedule is not known at this time but the second phase of the subject proposal including right-of-way work is scheduled for between May 2017 and December 2018 (Exhibit 9). Work would occur primarily Monday through Friday, with work hours between 7:00 AM and 6:00 PM and weekend work only as approved by the City.

A traffic control plan would be required during construction to ensure emergency access to all properties with existing access located on the street is maintained throughout construction. Areas within the right-of-way that are opened to place new and replacement piping including are anticipated to be restored in kind as part of the project.

Public transit agency comments were provided by King County Metro on January 12, 2016. Metro requested that the street frontage improvements at the 3410 NE 12<sup>th</sup> St property include public transit improvements (Exhibit 5). The design of the street frontage is to include an ADA front door landing pad, rear door alighting pads, and a new shelter footing as a part of this project to ensure adequate transit access and safety. The City of Renton provided a response to the King County Metro on January 12, 2016 and stated that the design of the street improvements would occur following SEPA review phase and that King County Metro will be included in the design phase (Exhibit 6).

**Mitigation Measures:** No further mitigation required.

**Nexus:** Not applicable

### **E. Comments of Reviewing Departments**

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant" (Exhibit 15).

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

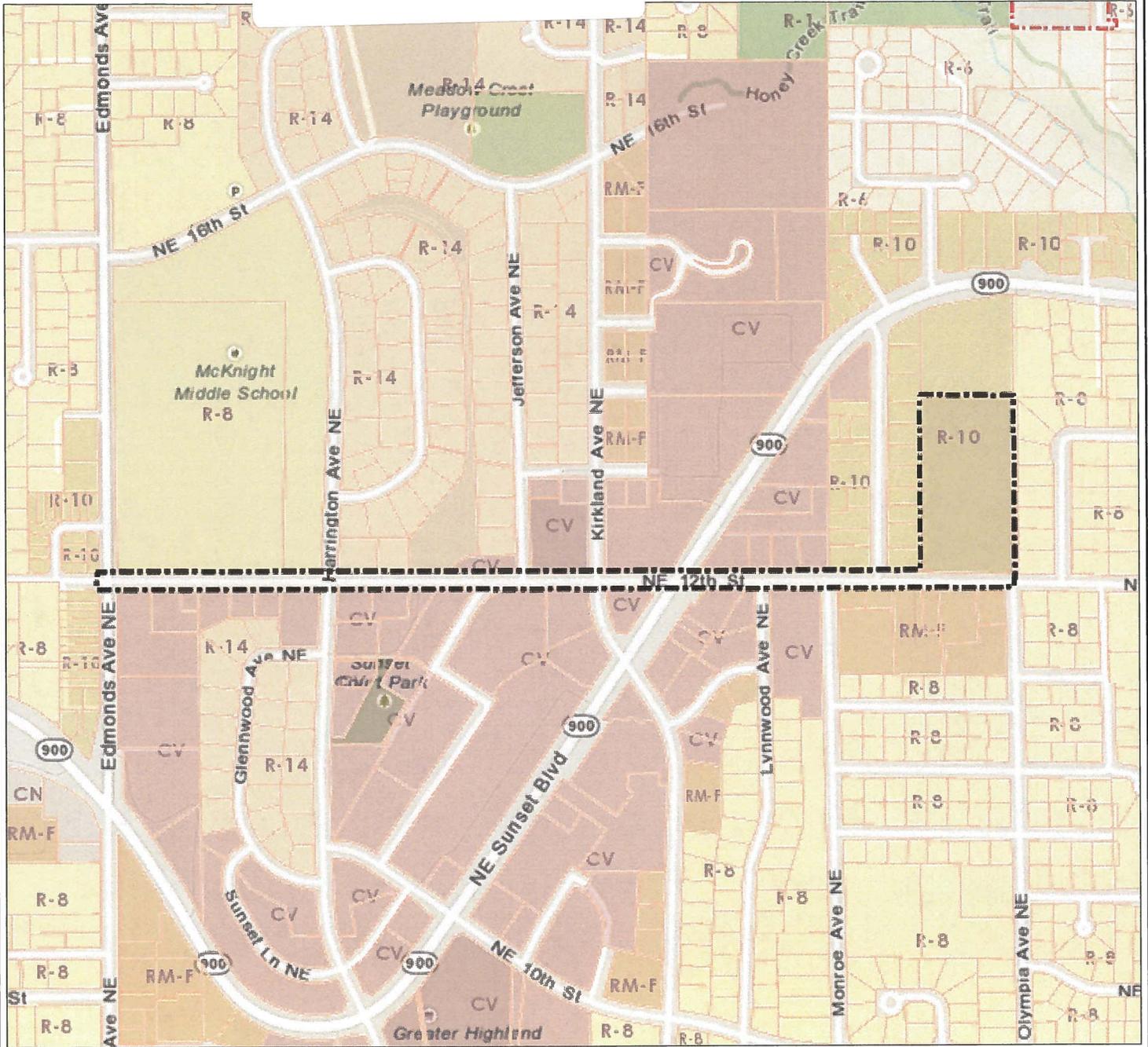
**The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).**

**Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on February 12, 2016. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7<sup>th</sup> Floor, (425) 430-6510.**



# EXHIBIT 3

# Zoning



**Notes**

None



512 0 256 512 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

**Legend**

- City and County Boundary
- Other
- City of Renton
- Parcels
- Zoning**
- RC-Resource Conservation
- R1-Residential 1 du/ac
- R4-Residential 4 du/ac
- R6-Residential - 6 DU/AC
- R8-Residential 8 du/ac
- RMH-Residential Manufactured Homes
- CN-Commercial Neighborhood
- CV-Center Village
- CA-Commercial Arterial
- UC-Urban Center
- CD-Center Downtown
- COR-Commercial Office/Residential
- CO-Commercial Office
- IL-Industrial - Light
- IM-Industrial - Medium

**ENV**

**ENVIRONMENT**

Available upon Request  
Full Document  
CHECKLIST

**Planning Division**

1055 South Grady Way-Renton, WA 98057  
Phone: 425-430-7200 | [www.rentonwa.gov](http://www.rentonwa.gov)

**PURPOSE OF CHECKLIST:**

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

**INSTRUCTIONS FOR APPLICANTS:** [\[help\]](#)

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

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

**INSTRUCTIONS FOR LEAD AGENCIES:**

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

## EXHIBIT 5

**Kris Sorensen**

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**From:** Kriedt, Gary <Gary.Kriedt@kingcounty.gov>  
**Sent:** Tuesday, January 12, 2016 8:48 AM  
**To:** Kris Sorensen  
**Cc:** Korthals, David; PlansReview  
**Subject:** KC Metro Comments on LUA15-00064

Hi Kris - King County Metro Transit reviewed project LUA15-00064, Highland Reservoir & Emergency Generator Replacement, and we have the following comments.

Metro has a bus stop (#45130) in street frontage on the north side of NE 12<sup>th</sup> Street. The bus stop has a passenger shelter on a concrete footing and is served by Routes 105 and 240.

Since the project proposes a half-street profile consisting of curb, gutter, 8-foot planting strip, and a 5-foot sidewalk, we request the inclusion of an ADA front door landing pad, rear door alighting pads, and a new shelter footing as a part of this project to ensure adequate transit access and safety.

Design coordination should be through David Korthals, South District Facilities Planner. David is at 206-477-5776, fax: 206-684-1860, [david.korthals@kingcounty.gov](mailto:david.korthals@kingcounty.gov). Please send a copy of the most recent plans, including the proposed channelization work, to David Korthals and also to [plansreview@kingcounty.gov](mailto:plansreview@kingcounty.gov). Please coordinate with David Korthals regarding all transit related issues.

Thank you!

**Gary Kriedt**, *Senior Environmental Planner*  
Metro Transit  
201 South Jackson St., MS KSC-TR-0431  
Seattle, WA 98104-3856  
206.477.5950 or 206.818.8647 (cell)  
[gary.kriedt@kingcounty.gov](mailto:gary.kriedt@kingcounty.gov)

## EXHIBIT 6

**Kris Sorensen**

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**From:** J. D. Wilson  
**Sent:** Tuesday, January 12, 2016 10:34 AM  
**To:** 'david.korthals@kingcounty.gov'  
**Cc:** 'plansreview@kingcounty.gov'; 'gary.kriedt@kingcounty.gov'; Kris Sorensen; Vicki Grover; Abdoul Gafour; Thomas H. Malphrus; Kyle Pettibone - RH2 Engineering (kpettibone@rh2.com); Mark Miller (mmiller@rh2.com)  
**Subject:** FW: KC Metro Comments on LUA15-00064  
**Attachments:** 11 - A - Site Plan 34 x 22.pdf; 11 - B - Site X-Sections 34 x 22.pdf

Hi David,

See Gary Kriedt's email below.

We will begin the design phase of this project after the SEPA review has been completed and we have received approval for the conditional use of the site. We will keep you in the loop on the design of the street improvements including the requested 'ADA front door landing pad, rear door alighting pads, and a new shelter footing as a part of this project to ensure adequate transit access and safety'

Our consultant for the design of the project is RH2 Engineering and their project manager is Kyle Pettibone.

At this point the plans are very preliminary and the details, including channelization have not been designed.. Attached are a preliminary site plan and site cross section.

J.D. Wilson, P.E., WDM-IV  
Utility / GIS Engineer  
Drinking Water Utility  
Utility Systems Division  
Public Works Department  
City of Renton, WA  
[jwilson@rentonwa.gov](mailto:jwilson@rentonwa.gov)  
425-430-7295  
<http://www.rentonwa.gov/>



**EXHIBIT 7**

**TECHNICAL INFORMATION REPORT**

**Full Document  
Available upon Request**

# HIGHLANDS 435 PRESSUR. JUNE RESERVOIRS

Prepared for:

**CITY OF RENTON**



10555 Grady Way  
5<sup>th</sup> Floor  
Renton, WA 98055

**REN 113.104.01.104**

Prepared by:

**RH2 ENGINEERING, INC.**



November 2015

# EXHIBIT 8



TECHNICAL

## Memorandum

Full Document  
Available upon Request

**Client:** City of Renton

**Project:** Highlands 435 Pressure Zone Reservoirs and Emergency Generator

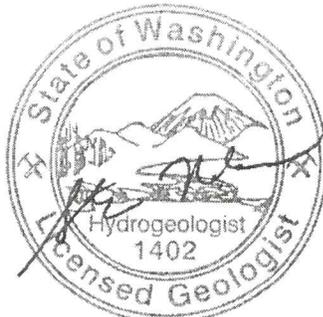
**Project File:** REN 113.104.01.109      **Project Manager:** Kyle Pettibone, P.E.

**Composed by:** Steve Nelson, L.H.G., L.E.G.

**Reviewed by:** Kyle Pettibone, P.E.

**Subject:** Review of Existing Geologic, Hydrogeologic, and Geotechnical information

**Date:** December 19, 2014



Steve Nelson

12/19/14



EXPIRES: 12/31/2014

12/19/14

### Background

The City of Renton (City) intends to construct a new reservoir on the site of its existing Highlands Reservoirs on the uplands east of central Renton. The existing reservoirs were constructed in 1941 and 1960, respectively. Preliminary designs indicate that the new reservoir would store 6.3 million gallons and with dimensions of approximately 170 feet by 250 feet and 25 feet high. A 2009 geotechnical report was completed by ZZA-Terracon to assess the site conditions and recommend foundation design and construction approaches for a new reservoir founded on the native subgrade material. This memorandum reviews the findings and recommendations of the geotechnical report and provides a summary of infiltration potential for possible on-site stormwater management.

City Conditional Use permitting requires sufficient geotechnical assessment of the site to support the design and construction of the project and to evaluate the potential effect of construction and operation on geologic hazards. This memorandum includes RH2 Engineering, Inc.'s (RH2) review of the existing geotechnical report (ZZA-Terracon, 2009), and a review of available geologic mapping and boring logs.



81085801  
January 19, 2009

HDR Engineering, Inc.  
500 108<sup>th</sup> Avenue NE  
Bellevue, Washington 98004

Attention: Mr. Greg Pierson

Subject: Geotechnical Report  
City of Renton – Water Distribution System Storage Planning Study  
Renton, Washington

Dear Mr. Pierson,

This report presents the results of our geotechnical investigation for the City of Renton Water Distribution System Storage Study. Our scope of services included review of existing information, site reconnaissance, subsurface exploration, laboratory testing, geotechnical engineering analyses, evaluating potential geotechnical constraints for the project, and preparation of this report. These services were completed in accordance with the Subconsultant Agreement dated October 3, 2008.

We understand that the City of Renton is planning to increase the storage capacity of its water system over the next 4 to 7 years. The City has identified the Highlands Site and Mount Olivet Site as two existing reservoir locations that can accommodate storage expansion for major service areas.

We understand that the scope of the current study is limited to a planning level effort. The geotechnical conclusions and recommendations presented in this report are therefore preliminary in nature.

### **PROJECT DESCRIPTION**

The location of the Highlands Site and existing site features are shown on Figure 1, Site and Exploration Plan. The site is currently occupied by 1.5 and 2.0 MG below ground reservoirs, a 750,000 G elevated water tank, and a pump station. As currently planned, expansion of the Highlands Site would include the following.

- Phase 1 construction of a 210 by 265 foot, 8.0 MG below ground reservoir in the undeveloped northern portion of the site. This reservoir would have an overflow elevation of 445.5 feet and a finished floor elevation of 425 feet. The latter elevation would place the finished floor 1 foot above to 7 feet below the existing ground surface.
- New pump station located in the southern portion of the site to the west of the existing facility.

# EXHIBIT 9

## Construction Mitigation Description Highlands Reservoir and Emergency Generator Replacement City of Renton Drinking Water Utility

### Proposed Construction Dates and Times

#### Part 1, Replace Emergency Generator

Anticipated construction dates: Start 1 May 2016 and end 31 December 2016  
Working hours: see below

#### Part 2, Construct replacement reservoir, on-site and offsite utilities and street frontage improvements

Anticipated construction dates: Start 1 May 2017 and end 31 December 2018  
Working hours: see below

#### Working hours:

Typically the working hours will be between 7:00 a.m. and 6:00 p.m., Monday through Friday. Exceptions to this may occur in order to minimize disruptions to local traffic. In those cases the scheduling will be handled as per the City of Renton standard specifications which are as follows:

Except in the case of emergency or unless otherwise approved by the Contracting Agency, the normal straight time working hours for the Contract shall be any consecutive 8-hour period between 7:00 a.m. and 6:00 p.m. of a working day with a maximum 1-hour lunch break and a 5-day Work week. The normal straight time 8-hour working period for the Contract shall be established at the preconstruction conference or prior to the Contractor commencing the Work.

If a Contractor desires to perform Work on holidays, Saturdays, Sundays, or before 7:00 a.m. or after 6:00 p.m. on any day, the Contractor shall apply in writing to the Engineer for permission to Work such times. Permission to Work longer than an 8-hour period between 7:00 a.m. and 6:00 p.m. is not required. Such requests shall be submitted to the Engineer no later than noon on the working day prior to the day for which the Contractor is requesting permission to Work.

Permission to Work between the hours of 10:00 p.m. and 7:00 a.m. during weekdays and between the hours of 10:00 p.m. and 7:00 a.m. on weekends or holidays may also be subject to noise control requirements. Approval to continue Work during these hours may be revoked at any time the Contractor exceeds the Contracting Agency's noise control regulations or complaints are received from the public or adjoining property owners regarding the noise from the Contractor's operations. The Contractor shall have no claim for damages or delays should such permission be revoked for these reasons.

Permission to Work Saturdays, Sundays, holidays or other than the agreed upon normal straight time working hours Monday through Friday may be given subject to certain other conditions set forth by the Contracting Agency or the Engineer. These conditions may include but are not limited to: requiring the

Engineer or such assistants as the Engineer may deem necessary to be present during the Work; requiring the Contractor to reimburse the Contracting Agency for the cost of engineering salaries paid Contracting Agency employees who worked during such times; considering the Work performed on Saturdays, Sundays, and holidays as working days with regards to the Contract Time; and considering multiple Work shifts as multiple working days with respect to Contract Time even though the multiple shifts occur in a single 24-hour period. Assistants may include, but are not limited to, survey crews; personnel from the material testing labs; inspectors; and other Contracting Agency employees when in the opinion of the Engineer such Work necessitates their presence.

### **Construction Mitigation Measures & Best Practices:**

All activities will begin with the implementation and installation of Best Management Practices (BMP). These practices include:

**Proposed Hauling/ Transportation routes** Contractors will apply for their own hauling permits related to this project and will follow a city approved route. It is anticipated that the haul route will be from the reservoir site west along NE 12<sup>th</sup> to NE Sunset Blvd and then south and west to I-405.

**Storm Water** Construction will start with the implementation and installation of Best Management Practices (BMP) for Temporary Erosion and Sedimentation Control (TESC). All storm water drain inlets in and around the proposed construction operations and staging areas will be surrounded by oil absorbent padding to mitigate the potential of any hydraulic/fuel leakages emanating from construction machinery entering the watershed.

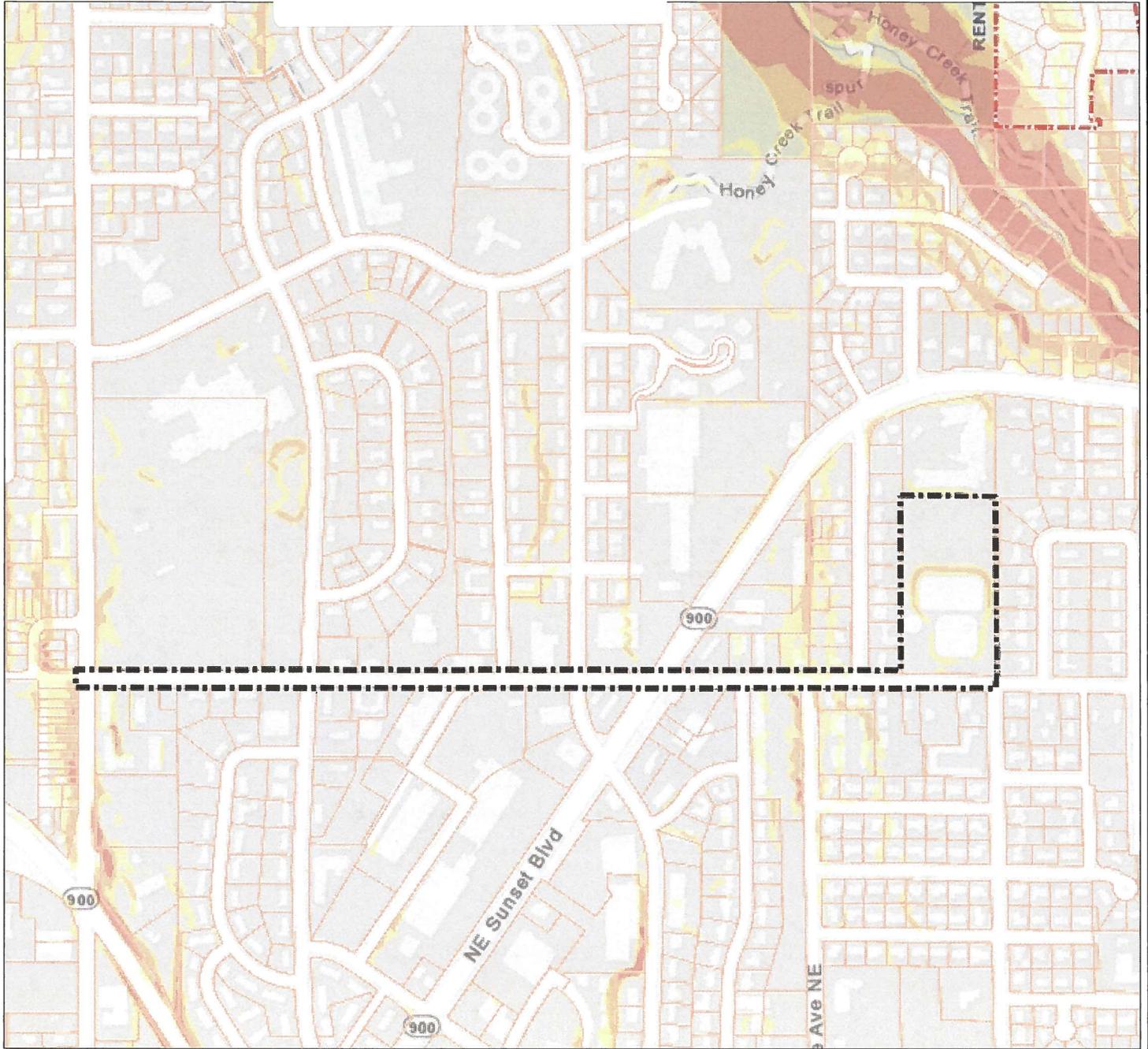
**Dust Control** Through the entire construction period the Contractor shall take all necessary steps to dust control all working area and unpaved roads. The use of calcium chloride or other chemicals will not be permitted for dust control. The Contractor will accomplish dust control by watering and sprinkling to satisfactorily settle the dust. Contractor shall comply with any requirements imposed by law to prevent fugitive dust emissions. All demolished materials and debris will be stockpiled on site to prevent dust and sedimentation from migrating onto roadways. Contractor vehicles that are transporting materials to and from the site will be required to have tires washed prior to leaving the site. This will prevent dust and sedimentation from entering nearby roadways.

**Special Hours of Operation** None proposed at this time.

**Preliminary Traffic Control Plan** None proposed at this time. Part 1 will not need a traffic control plan. Part 2 will need (a) traffic control plan (s) for the work in the right-of-way. The contractor (s) will be responsible for submitting, getting approval of and implementing traffic control plans.

# EXHIBIT 10

# Slopes



### Notes

None



512 0 256 512 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

### Legend

City and County Boundary

Other

City of Renton

Parcels

Slope City of Renton

>15% & <=25%

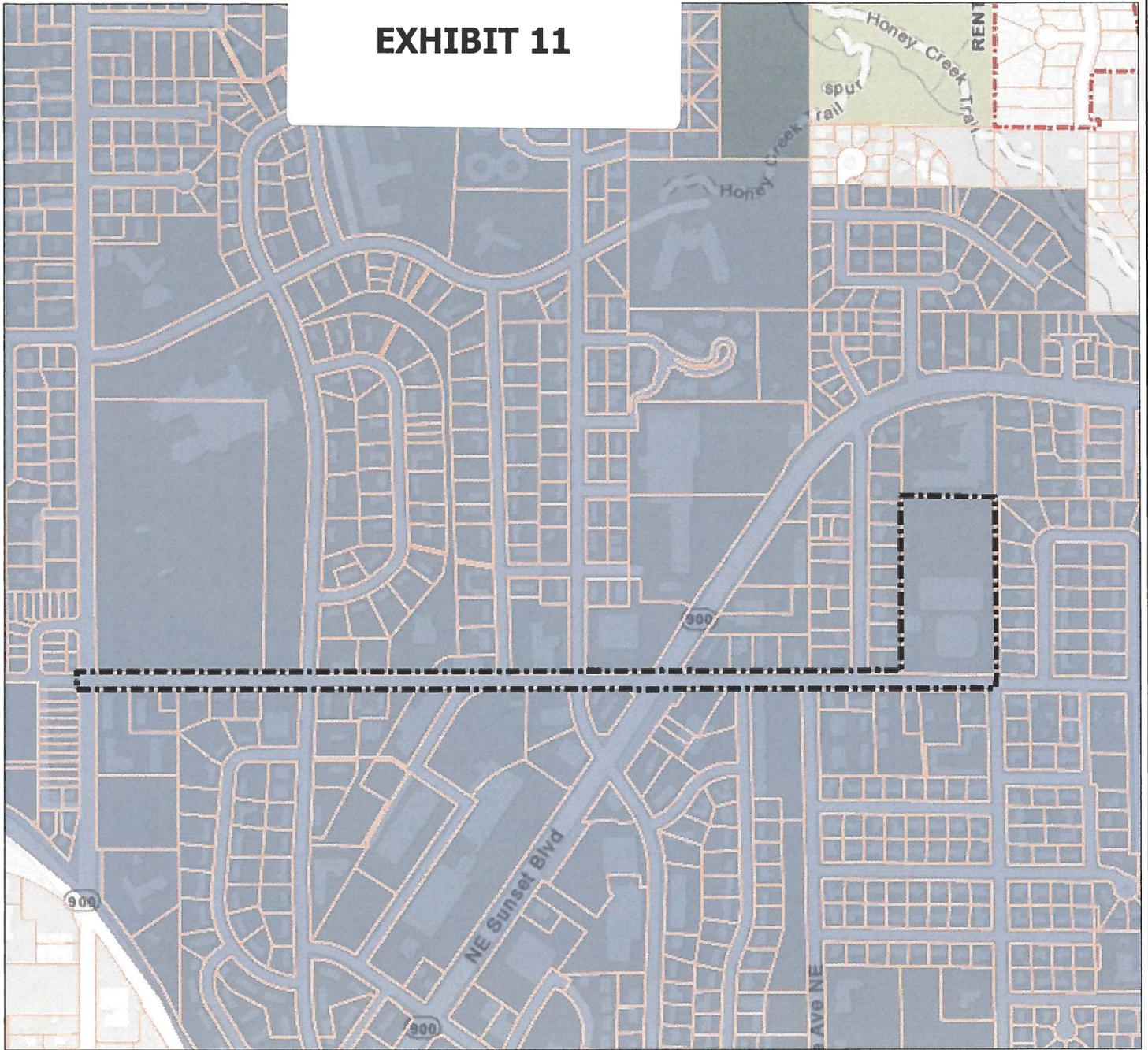
>25% & <=40% (Sensitive)

>40% & <=90% (Protected)

>90% (Protected)

# City of Renton Wellhead Protection Zone 2

## EXHIBIT 11



### Notes

None



512 0 256 512 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

### Legend

City and County Boundary

Other

City of Renton

Parcels

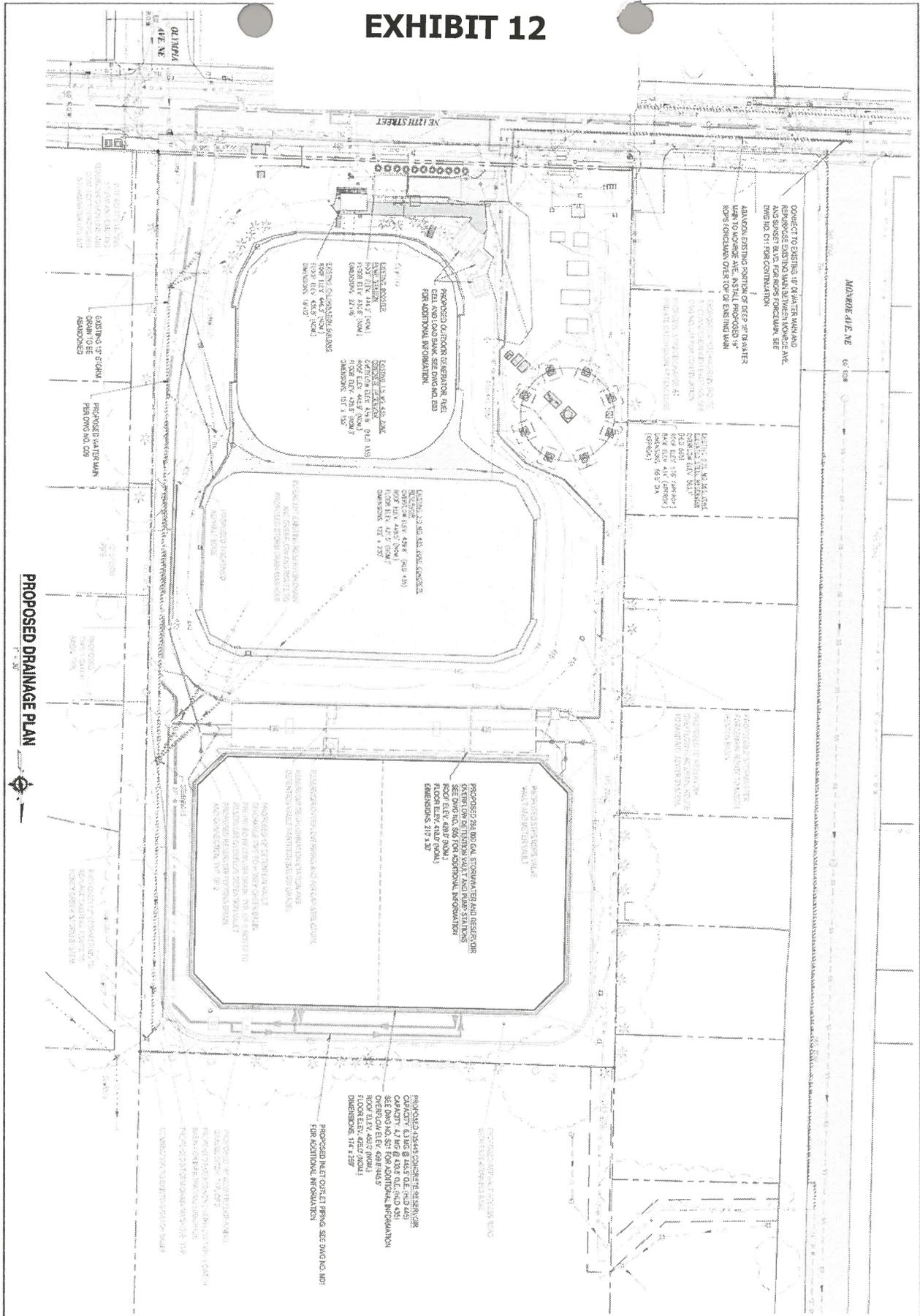
Wellhead Protection Area Zones

Zone 1

Zone 1 Modified

Zone 2

# EXHIBIT 12

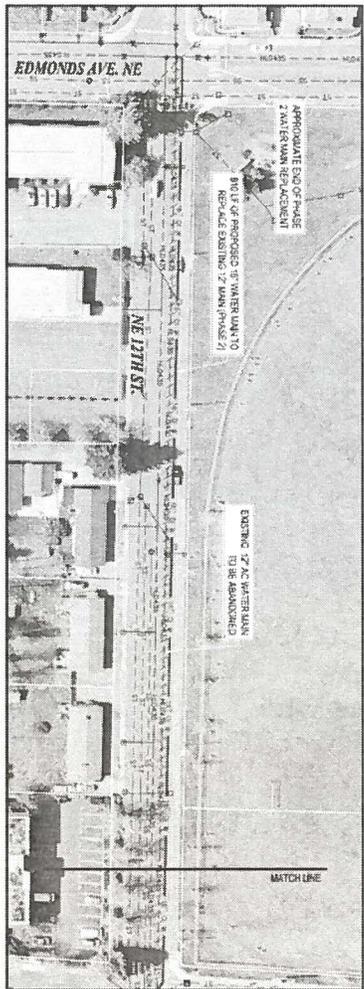
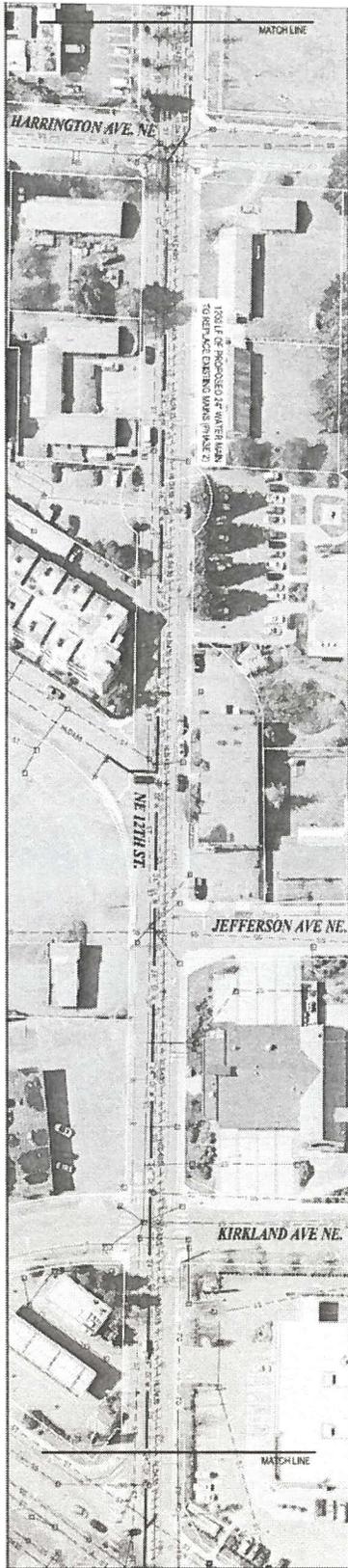
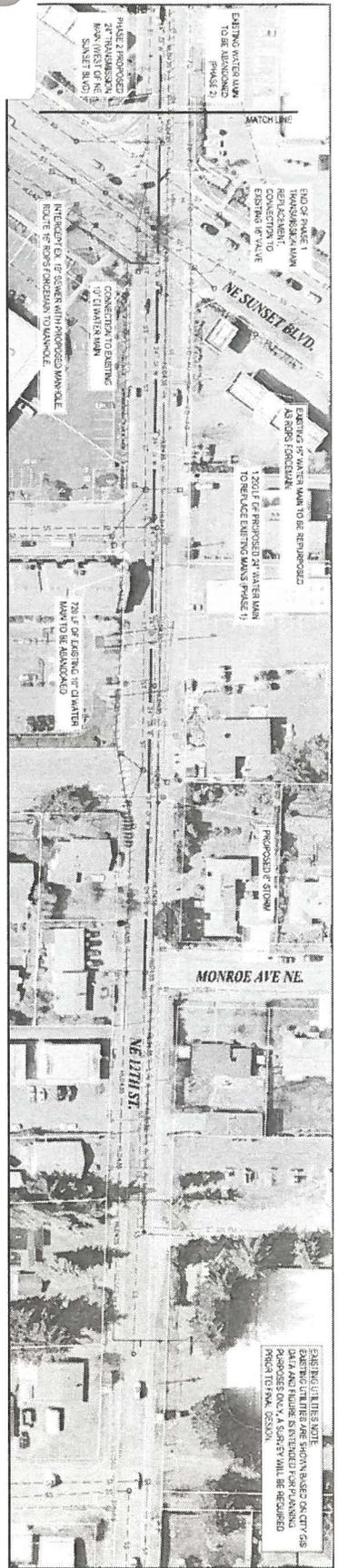


**PROPOSED DRAINAGE PLAN**

	<p><b>CITY OF RENTON</b>  <b>HIGHLANDS 435 ZONE RESERVOIR</b>  <b>AND ENGINE GENERATOR</b></p>									
<p><b>PROPOSED DRAINAGE PLAN</b></p>	<p>DATE: 12/01/16              DRAWN BY: [Name]</p>	<p>SCALE: 1" = 10'</p>								
<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION								
<p><b>PRELIMINARY DESIGN</b></p>										



# EXHIBIT 14



## DESIGN CONSIDERATIONS

CONGESTED WITH EXISTING UTILITIES INCLUDING WATER, SEWER, AND SIGNAL SYSTEMS. IN ADDITION, BEING ASSUMED THAT ALL OF THE TYPICAL ON-UTILITY ARE PRESENT.

TEMPORARY SPACES DURING CONSTRUCTION.

THE EXISTING 12" AND 16" ZONE TRANSMISSION MAINS ARE TO REMAIN FULLY OPERATIONAL. FOR THE QUANTITY OF CONSTRUCTION IN ORDER TO MAINTAIN SERVICE TO ON-DOMESTIC AND THE LOW DEMAND, IT IS ANTICIPATED THAT TEMPORARY SPACES PROVIDED MAY BE NECESSARY IN ORDER TO MAINTAIN OPERATED SERVICE.

ROADWAY AND DRIVE CONSTRUCTION.

THE LOCATION OF THE PROPOSED WATER TRANSMISSION MAIN DEPENDS ON THE LOCATION OF EXISTING UTILITIES. IT IS BELIEVED THAT THE PROPOSED MAIN WILL BE LOCATED IN SOME PORTION OF THE CENTER TURN-LANE AND TRAVEL LANES. THEREFORE, THE TRAFFIC CONTROL AND RESURFACING WORKS WILL BE ANTICIPATED TO BE NECESSARY.

## LEGEND

	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	EXISTING STORM SEWER
	EXISTING FIBER
	EXISTING PIPE TO BE ABANDONED
	PROPOSED STORMWATER COLLECTION

FIGURE 2-14:  
NE 12TH ST. TRANSMISSION MAIN REPLACEMENT AND OFF-SITE UTILITIES

NO.	DATE	DESCRIPTION
1	12/1/2013	PRELIMINARY DESIGN

**CITY OF RENTON**  
**HIGHLANDS 435 ZONE RESERVOIR**  
**AND ENGINE GENERATOR**  
**PROPOSED TRANSMISSION MAIN AND**  
**OFF-SITE UTILITIES (FIG. 2-14)**

**RH2**  
**REGISTERED PROFESSIONAL ENGINEER**  
**NO. 12121**  
**STATE OF WASHINGTON**

**STATE OF WASHINGTON**  
**REGISTERED PROFESSIONAL ENGINEER**  
**NO. 12121**  
**STATE OF WASHINGTON**

**Application Date:** December 14, 2015  
**Name:** Highlands Reservoir and Emergency Generator Replacement

**Site Address:** 3410 NE 12th St  
Renton, WA 98056-3428

**PLAN - Planning Review - Land Use**

Version 1 | January 21, 2016

**Engineering Review Comments**

**Contact:** Vicki Grover | 425-430-7291 | [vgrover@rentonwa.gov](mailto:vgrover@rentonwa.gov)

Recommendations: M E M O R A N D U M

DATE: January 21, 2016

TO: Kris Sorenson, Planner

FROM: Vicki Grover, Plan Review

SUBJECT: Utility & Transportation Comments for COR Highlands 435 Zone Reservoir  
3410 – NE 12th Street  
LUA 15 000864

I have completed a review for the above referenced proposal located at parcel 0423059186.

**WATER**

1. The proposed development is within City of Renton Water District.

**SANITARY SEWER**

1. Sewer service is provided by the City of Renton. The future phase will require a cut and cap of the existing side sewer connection for the chlorination building and vault.

**SURFACE WATER**

2. A drainage report complying with the 2009 King County Surface Water Design Manual and City of Renton Amendments to the KCSWDM, was submitted from RH2 Engineering, Inc. dated November 2015. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Site Conditions (north and east sides of the site; Honey Creek Basin) and the Peak Rate Flow Control Standard, existing site conditions (south and west sides of the site; Johns Creek Basin). A Full Drainage Review was included in the report and is for construction of the Phase 1 reservoir and planning for the stormwater system expansion in Phase 2. A flow control BMP is required; the TIR proposes permeable subgrade with traditional asphalt over the top and call it "Permeable Asphalt". The geotech report says the soil is not suitable for infiltration so a different BMP needs to be proposed. The project will need to submit an adjustment for approval of the pump system. The final drainage plan and drainage report must be submitted with the utility construction permit application.
3. A geotechnical report from 2009 authored by ZZA Terracon was submitted with a December 2014 Technical Memorandum to the 2009 geotech report. RH2 reviewed ZZA Terracon's findings and recommendations as well as provided a summary regarding infiltration potential for on site stormwater management. RH2 classified the soil conditions on site to have a low infiltration capacity and therefore is not suitable for on site infiltration of stormwater. The earthwork portion of the project is recommended to be accomplished during extended dry periods of weather; if earthwork is done during the wet season extra precautionary measures will need to be taken to protect subgrade materials.

All geotechnical recommendations shall be incorporated into the design plans.

4. A study shall be required and included in the TIR to verify downstream capacity for the overflow from the reservoirs and prove the flows will have no environmental impacts.
5. Surface water system development fee (SDC) will be applicable. The current rate of SDC fee \$0.594 per square foot of new impervious surface area, but not less than \$1,350.00.
6. A Construction Stormwater General Permit from Department of Ecology will be required if grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

**TRANSPORTATION/STREET**

1. Transportation impact fees will apply to this project. The actual rate will be assessed at a later date. This fee will be based on the

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amount of building area and its use per the ITE Manual. Payment of the transportation impact fee is due at the time of issuance of the building permit.

2. Road Classification – Minor Arterial/North 12th Street

- Existing right of way width – approximately 60 ft. on North 12th Street with 2 travel lanes.
- Required ROW width Based on RMC 4 6 060, North 12th St. requires 91 ft.
- ROW dedication needed – Approximately 15.50 feet on the north side of North 12th Street.
- 11 ft. travel lanes, a 5 ft. bike lane, 0.5 ft. curb and gutter, 8 ft. sidewalk and 8 ft. planter strips will be required.

The applicant has submitted a modification for Right Of Way Dedication and street frontage improvements, which is currently under review and staff is recommended approval.

3. Metro Bus requirements for the existing bus stop located in front of the site will require: Metro Bus Stop #45130 Metro requests the inclusion of an ADA front door landing pad, read door lighting pads and a new shelter footing to ensure adequate transit access and safety.

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

**General Comments**

1. All construction or service utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.

2. When utility plans are complete, please submit four (4) copies of the drawings, two (2) copies of the drainage report, permit application, an itemized cost of construction estimate, and application fee at the counter on the sixth floor.

**Fire Review - Building Comments**

**Contact:** Corey Thomas | 425-430-7024 | [cthomas@rentonwa.gov](mailto:cthomas@rentonwa.gov)

Recommendations: Code Related Comments:

1. Separate plans and permits for the relocation/replacement of the emergency electrical generator if it has an associated fuel storage tank.

**Community Services Review Comments**

**Contact:** Leslie Betlach | 425-430-6619 | [LBetlach@rentonwa.gov](mailto:LBetlach@rentonwa.gov)

Recommendations: 1. Street trees – overhead electric wires exist, therefore use only small maturing street trees space at 30 ft on center (plan shows 20 feet on center spacing). No tree closer than 30 feet from streetlight pole. Use only Amelanchier laevis “Spring Flurry” – Serviceberry – 2 inch caliper

2. Planting strip along street – shall be maintained by the Water Utility except street trees maintained by City.

3. Amelanchier laevis “Spring Flurry” – Serviceberry

Minimum caliper shall be 2 inches

Single trunk with a well developed central leader

Specimen grade only

Do not use birch as suggested on plan

**Planning Review Comments**

**Contact:** Kris Sorensen | 425-430-6593 | [ksorensen@rentonwa.gov](mailto:ksorensen@rentonwa.gov)

Recommendations: Planning:

1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.

2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o’clock (7:00) a.m. and eight o’clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o’clock (9:00) a.m. and eight o’clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division’s approval of this work is required prior to final inspection and approval of the permit.

**PLAN - Planning Review - Land Use**

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**Planning Review Comments**

**Contact:** Kris Sorensen | 425-430-6593 | [ksorensen@rentonwa.gov](mailto:ksorensen@rentonwa.gov)

4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
5. 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.
6. 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.
7. The applicant shall provide a fill source statement for fill used for project development at the reservoir site and within the NE 12th St right of way within the Wellhead Protection Area. The fill source statement shall be submitted with the construction permit application.