

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	November 2, 2015
Project Name:	Mission Healthcare at Renton
Project Number:	LUA15-000736, ECF, SA-H, CU-A
Project Manager:	Rocale Timmons, Senior Planner
Owner/Applicant:	Careage Inc.; 4411 Point Fosdick Dr. NW #203; Gig Harbor, WA 98335
Project Location:	10635 SE 174 th St
Project Summary:	The applicant is requesting Hearing Examiner Site Plan Review, Conditional Use Permit, and Environmental (SEPA) Review for the construction of a new 55,400 square foot, three-story, convalescent center containing 60 beds to be used for short term rehabilitation services. The subject property is located on the southeast corner of SE 174th St and 106th Place SE. The project work area totals 1.76 acres and is zoned Commercial Arterial (CA). The site currently contains an espresso stand which is proposed for removal. Access is proposed via 106th Pl SE with an additional connection to the neighboring commercial property to the east. The proposal includes 56 surface parking stalls to the south and east of the building. The proposed development is within 50 feet of a coal mine hazard. The applicant has submitted a Drainage Report, Traffic Impact Analysis, Parking Analysis, Geotechnical Engineering study, and Coal Mine Hazard Report with the subject application.

Site Area:	76,615 SF	Proposed New Bldg. Area (gross):	54,400 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 Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Hearing Examiner Site Plan Review, Conditional Use Permit, and Environmental (SEPA) Review for the construction of a new 55,400 square foot, three-story, convalescent center. The new facility would serve as a rehabilitation center which provides 24-hour skilled nursing service to help people recover from disabilities. The completed facility would have 60 beds and approximately 72 employees.

The subject property is located on the southeast corner of SE 174th St and 106th Place SE. The project work area totals 1.76 acres and is zoned Commercial Arterial (CA) and is located in the Commercial Mixed Use (CMU) Comprehensive Plan Land Use Designation. The site is currently vacant with a coffee stand and existing access road on the south side of the site. The existing coffee stand is proposed to be removed.

Access is proposed via 106th Pl SE with an additional connection to the neighboring commercial property to the east. The proposal includes 56 surface parking stalls to the south and east of the building.

The tallest point of the structure would be approximately 48 feet above grade. The proposed building materials would be a combination of a fiber-cement siding in two patterns and cement plaster finishes on all sides with trim banding (Exhibit 4).

The majority of the site is covered in grasses and brush. There are no significant trees on site. The proposed development is within 50 feet of a coal mine hazard. There are no other critical areas located on site.

The site is served by King County Metro Routes 169 and 906. The nearest stop is approximately 300 feet to the south of the site on SE Carr Rd.

Construction is anticipated to commence in April of 2016 with substantial completion scheduled for May 2017. The applicant has submitted a Drainage Report, Traffic Impact Analysis, Parking Analysis, Geotechnical Engineering study, and Coal Mine Hazard Report with the subject application.

No public or agency comments have been received.

PART TWO: ENVIRONMENTAL REVIEW

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

A. Environmental Threshold Recommendation

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

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

B. Mitigation Measures

1. A narrative shall be included in the final geotechnical report, discussing any measures employed in the final site/building design which serve to mitigate the low coal mine subsidence risk identified. If no measures are employed, the applicant shall provide justification for the

exclusion of additional measures. The final geotechnical report shall be submitted to, and reviewed by the City, prior to building permit issuance.

C. Exhibits

- Exhibit 1: Environmental Review Committee Report
- Exhibit 2: Site Plan
- Exhibit 3: Landscape Plan
- Exhibit 4: Elevations
- Exhibit 5: Geotechnical Report (August 17, 2015)
- Exhibit 6: Technical Information Report (October 7, 2015)
- Exhibit 7: Coal Mine Hazard Critical Area Study (dated February 24, 2015)
- Exhibit 8: Grading Plan
- Exhibit 9: Neighborhood Detail Map
- Exhibit 10: Traffic Report (October 21, 2015)

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 existing site is relatively flat with a slope from the east to the west sides of the project site. The pervious portion of the parcel is generally pasture with an existing coffee stand and access road. The topography of the site slopes from approximately 380 feet on the east side of the property to approximately 350 feet on the west side of the site. The steepest slope on the site is approximately 10% along the eastern half of the property. The applicant is proposing several retaining walls ranging in height from 2 to 13 feet in order to support grade changes on the east and west sides of the building primarily for parking.

The existing site includes approximately 26,000 square feet of impervious area. Following development, impervious surface coverage would be approximately 75 percent.

According to the Geotechnical Engineering Report prepared by the Golder Associates dated August 17, 2015, the soils encountered during field exploration include native ablation and lodgement till (Exhibit 5). According to the report, a groundwater seepage was encountered at depths of about 9.5 to 12.2 feet below grade. The depths would depend on the season and precipitation.

The report states that standard construction methods and spread footings appear feasible from a geotechnical standpoint. Structural fill placement of up to about 8 feet would be required on the west side of the proposed pad.

According to the Coal Mine Hazard Study, also prepared by Golder Associates, dated February 24, 2015, the subject site is located in a medium coal mine hazard zone as defined by RMC 4-3-050 (Exhibit 7). Medium coal mine hazards are defined as areas where mining workings are deeper than two-hundred feet for steeply dipping seams, or deeper than 15 times the thickness of the seam or workings for gently dipping seams. The site is not underlain by any mapped or known coal mine workings. However, due to the proximity of the adjacent coal seam, development on the site

may potentially be affected mining related subsidence. Given the age of the mine workings and other factors it is likely the any subsidence that occurred as a result of the abandoned mines would have already occurred and a low risk of regional or trough subsidence exists on the site. The report however recommends potential measures in order to mitigate the low risk which include: the avoidance of settlement of sensitive exterior building finishes (stucco); the increase of the fall of gravity utilities; and the increase of stiffness of foundation element. Therefore, staff recommends a mitigation measure requiring a narrative, included in the final geotechnical report, discussing any measures employed in the final site/building design which serve to mitigate the low coal mine subsidence risk. If no measures are employed, the applicant shall provide justification for the exclusion of additional measures.

There would be an estimated 6,400 CY of cut and 6,170 CY of fill associated with the proposed project. Removal of the existing impervious cover during construction would leave soils susceptible to erosion. The applicant will be required to design a Temporary Erosion and Sedimentation Control Plan (TESCP) pursuant to the 2009 King County Surface Water Design Manual Erosion and Sediment Control Requirements.

Mitigation Measures: A narrative shall be included in the final geotechnical report, discussing any measures employed in the final site/building design which serve to mitigate the low coal mine subsidence risk identified. If no measures are employed, the applicant shall provide justification for the exclusion of additional measures. The final geotechnical report shall be submitted to, and reviewed by the City, prior to building permit issuance.

Nexus: Not Applicable

2. Water

a. Storm Water

Impacts: The project site is located in the Black River basin. In the existing conditions, the site drains to the northwest and enter the existing storm drain system at the intersection of SE 174th Street and 106th Place SE. Flows are captured in a 18-inch storm pipe in SE 174th and continues in a piped system west in 103rd Ave SE and connects to a 24 –inch storm pipe where flows outfall into a wetland to the west. No downstream or flooding issues were identified by City staff.

This project is required to comply with the 2009 King County Surface Water Manual and the City of Renton Amendments to the KCSWM, Chapter 1 and 2. Based on the City’s flow control map, this site falls within the Flow Control Duration Standard, Forested Conditions. This project is subject to full drainage review. The applicant submitted a “Technical Information Report,” prepared by ESM Civil, dated October 7, 2015 (Exhibit 6).

The submitted drainage report includes the 8 core requirements, but only includes Special Requirement #2. All special requirements (six) must be included in the drainage report submitted with the utility construction permit.

The report also includes a detailed summary of the pre and post developed conditions. The stormwater detention and water quality treatment would be provided within a combined detention/water quality vault under the parking lot located in the southwest corner of the site. The combined detention/water quality vault would discharge west to the existing stormwater conveyance system in the intersection of SE 174th Street and 106th Place SE in the project’s northwest corner frontage. The stormwater drainage conveyance system will be sized as part of the final TIR to convey the 25 year design storm event and to contain the 100 year design storm event.

The approximate vault footprint is 40 feet wide by 125 feet long. Additional water quality treatment would be provided by modular wetlands/stormwater biofiltration systems for any flow that bypasses the primary water quality vault.

Mitigation Measures: No further mitigation recommended.

Nexus: Not Applicable

3. Transportation

Impacts: Access is proposed via 106th Place SE with an additional connection to the neighboring commercial property to the east. The project will utilize the three existing driveways as access points to the surrounding street network. No additional access points are proposed as a part of the project. The applicant submitted a Traffic Impact Analysis (TIA) prepared by Concord Engineering, dated October 21, 2015 (Exhibit 8).

The provided TIA was found to meet the intent of the TIA guidelines and is generally acceptable for preliminary review with recommendations for minor revisions which are not anticipated to change the likelihood of significant adverse impacts.

Level of Service: It is anticipated that the proposed development would generate approximately 422 average daily trips with 31 AM peak-hour trips and 41 PM peak-hour trips. The provided report analyzed five locations (Exhibit 8):

Intersection 1: Benson Drive S / SE 174th St

Intersection 2: 108th Place SE / SE Petrovitsky Rd

Intersection 3: SE Carr Rd / 106th Place SE

Intersection 4: Benson Drive S / Benson Rd S

Intersection 5: SE 174th St / 106th Place SE

The provided analysis notes that all intersections will operate at the same LOS (E or better) with or without the project with no more than a second delay. Therefore the proposal would not be required to mitigate at any intersection.

Site Distance: The site distance was evaluated at the intersection of 106th Place SE and S 174th St and it appears that the stopping distance is in excess of 500 feet which exceeds minimum standards.

Impact Fees: Increased traffic created by the development on the remainder of the transportation system would be mitigated by payment of transportation impact fees. Currently this fee would be assessed at \$21,966.69 per Ordinance #5670. The fee is expected to increase in 2016, to \$27,994.89, and is determined by the Renton Municipal Code at the time of building permit issuance.

Mitigation Measures: No further mitigation recommended.

Nexus: Not Applicable

4. Fire & Police

Impacts: Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees.

Mitigation Measures: No further mitigation recommended.

Nexus: Not Applicable

E. Comments of Reviewing Departments

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

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

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 November 20, 2015. 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 – 7th Floor, (425) 430-6510.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

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. The Development Services Division reserves the right to rescind the approved extended haul hours at any time if complaints are received.
2. 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.
3. 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.
4. All landscaping shall be irrigated by an approved irrigation system prior to final occupancy permits

Water:

1. Water service will be provided by Soos Creek Water and Sewer District. A water availability certificate will be required to be submitted to the City with the site plan application.

Sewer:

1. Sewer service will be provided by Soos Creek Water and Sewer District. A sewer availability certificate will be required to be submitted to the City with the site plan application.

Surface Water:

1. A surface water system development fee of \$0.540 per square foot of new impervious surface will apply. This is payable prior to issuance of the utility construction permit.
2. The development project is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City and The City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control

map, this site falls within the Flow Control Duration Standard, Forested Conditions. All core and special requirements have been discussed in the report.

3. The site drains to the northwest corner where it flows to through a series of catch basins and storm pipe at the intersection of SE 174th Street and 106th Ave SE. Flows are captured in a 18-inch storm pipe in SE 174th and flows continues in a piped system west in 103rd Ave SE and connects to an 24 –inch storm pipe where flows outfall into a wetland to the west. No downstream or flooding issues were identified by city staff.
4. The developed site will create 1.3 acres of impervious surface area and .46 acres will remain for the purpose of providing landscaping. The project is subject to a Level 1 downstream analysis and Enhanced Basic Water quality is required for the new parking lot and driving surfaces in accordance with Core Requirement #8. The engineer has proposed a combined detention and water quality vault to be located under the parking lot near the southwest corner of the site.
5. 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.
6. For the purpose of drainage review, the soils are not suitable for infiltration.

Transportation:

1. Transportation impact fee that is current at the time of building permit application will be applicable on the project. Payment of the transportation impact fee is due at the time of issuance of the building permit.
2. No dedication of additional right of way is required. Street improvements are required.
3. If street cuts are unavoidable for water or gas service, a minimum pavement restoration of full concrete panel replacement will be required.
4. Traffic control will also be applicable.

Fire:

1. Fire impact fees are applicable at the rate of \$3.88 per square foot of space. This fee is paid at time of building permit issuance.
2. The preliminary fire flow is 2,000 gpm. A minimum of two fire hydrants are required. One within 150 feet and one within 300 feet of the building. Maximum hydrant spacing of 300 feet on center shall also be met. One hydrant is required within 50 feet of the fire department connection. Existing hydrants may be counted towards the requirements as long as they meet current codes and distance requirements, including 5 inch storz fittings, which they don't appear to have. A water availability certificate is required from Soos Creek Water and Sewer District.
3. Approved fire sprinkler and fire alarm systems are required throughout the building. Dry standpipes are required in all stairways. Kitchen hood fire suppression systems required. Separate plans and permits required by the fire department. Direct outside access is required to the fire sprinkler riser room. Fully addressable and full detection is required for the fire alarm system.
4. Fire department apparatus access roadways are required within 150 feet of all points on the building. Fire lane signage required for the on site roadway. Required turning radius are 25 feet inside and 45 feet outside. Roadways shall be a minimum of 20 feet wide.
5. Roadways shall support a minimum of a 30 ton vehicle and 75 psi point loading.
6. An electronic site plan is required prior to occupancy for pre fire planning purposes.
7. Standby power is required as follows per city ordinance. Standby power shall be provided to power all heating and refrigeration, communication and alarm systems, ventilation systems, emergency lighting, patient care related circuits and at least one elevator

General:

1. All required utility, drainage and street improvements will require separate plan submittals prepared according to City of Renton drafting standards by a licensed Civil Engineer.
2. All plans shall be tied to a minimum of two horizontal and vertical controls per the City's current horizontal and vertical control network.

SITE PLAN

MARK	REVISIONS	DATE
	DESCRIPTION	
	REVIEW SUBMITTAL	10/02/18

DATE: 6 OCT 2018
 SHEET:

SA1

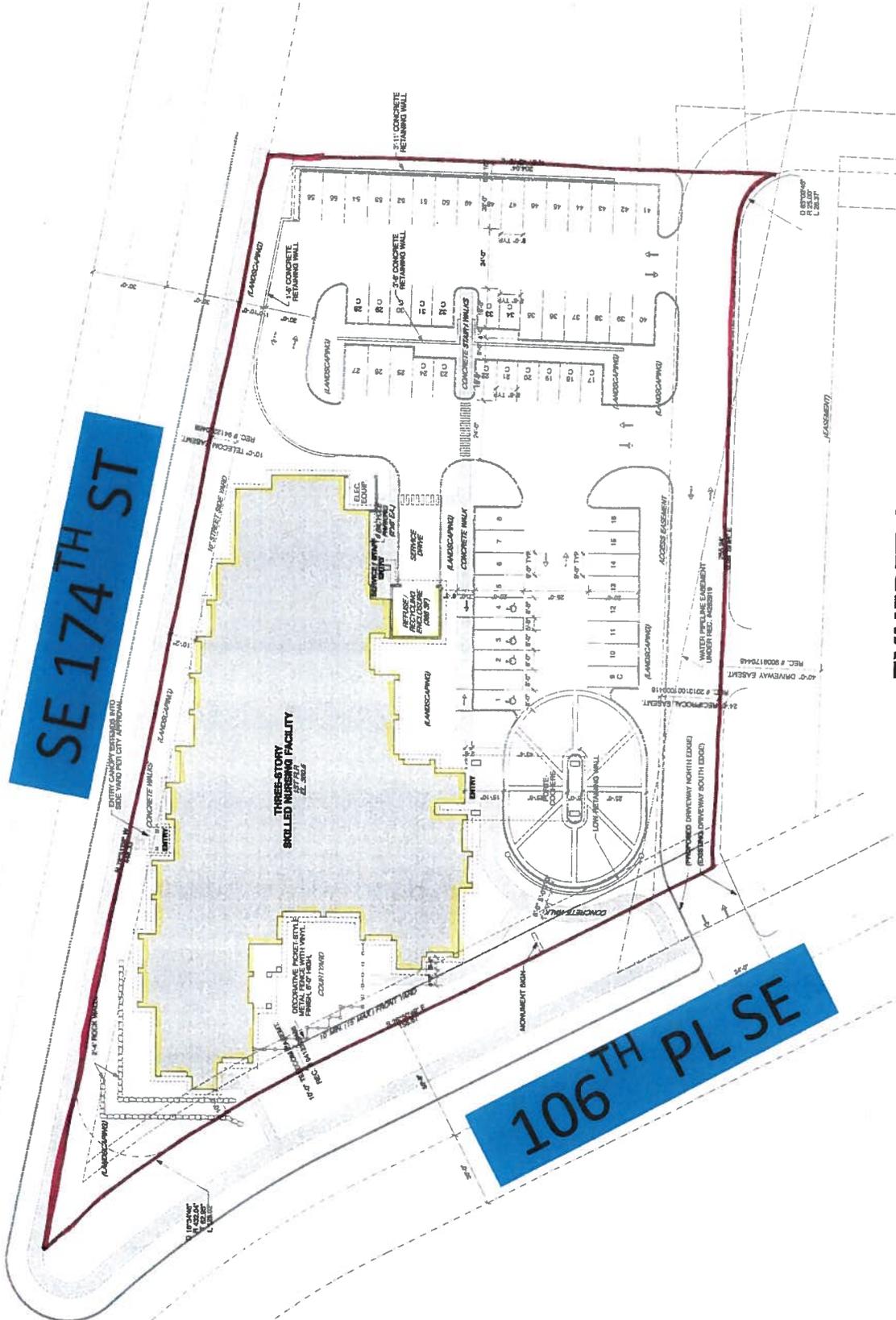


EXHIBIT 2

REVISIONS	DATE	BY	DESCRIPTION
1	10/17/2018	ESM	ISSUED FOR PERMIT
2	10/17/2018	ESM	ISSUED FOR PERMIT
3	10/17/2018	ESM	ISSUED FOR PERMIT

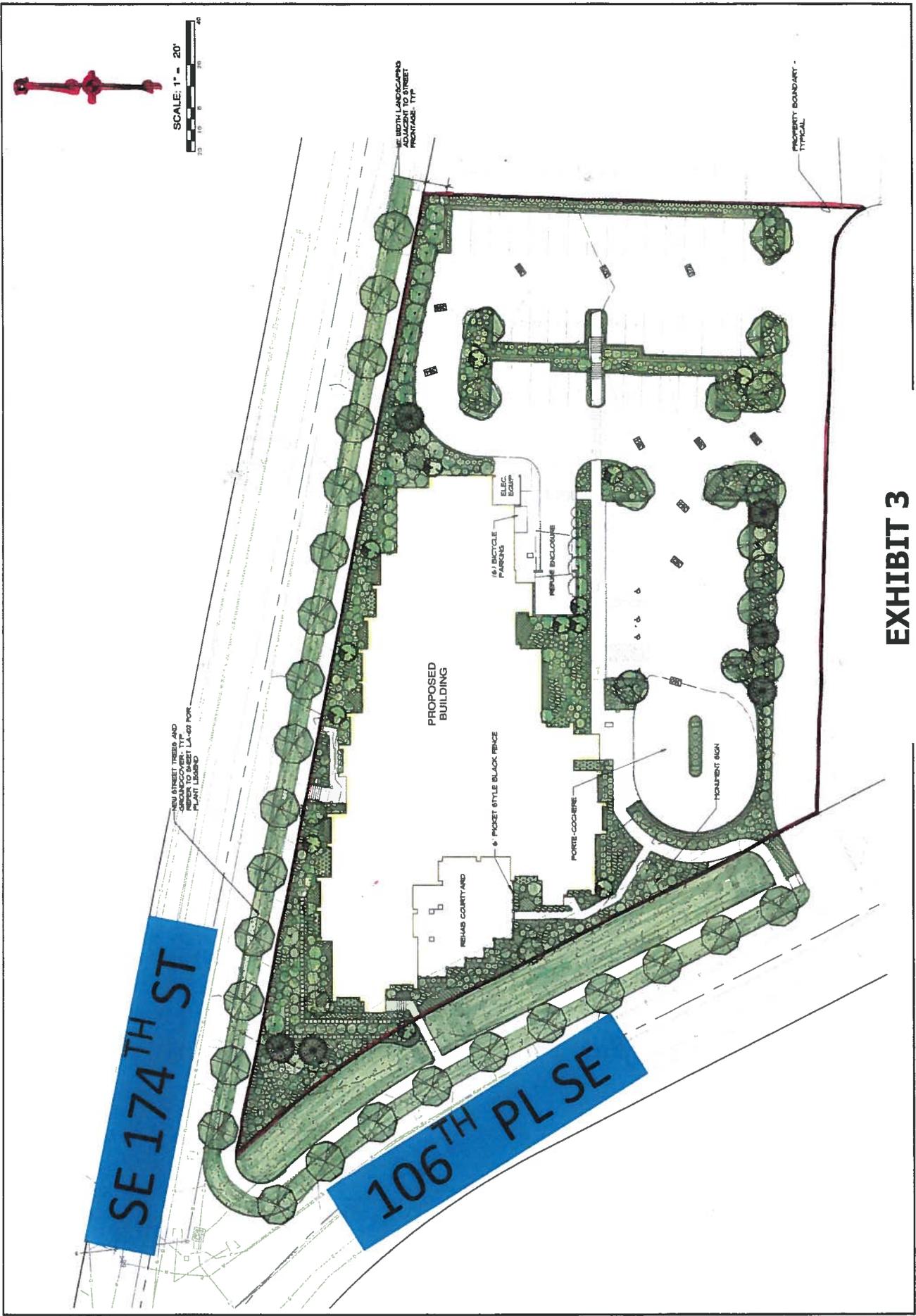


ESM CONSULTING ENGINEERS LLC
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 www.esmci.com
 Project Management
 Land Planning
 Landscape Architecture

MISSION HEALTHCARE AT RENTON
 CONCEPTUAL PRELIMINARY LANDSCAPE PLAN
 WASHINGTON

JOB NO. 18-001-011
 DATE: 10/17/18
 DRAWN BY: ESM
 CHECKED BY: ESM
 DATE OF DATE: 10/17/2018

LA-01
 6 OF 8 SHEETS

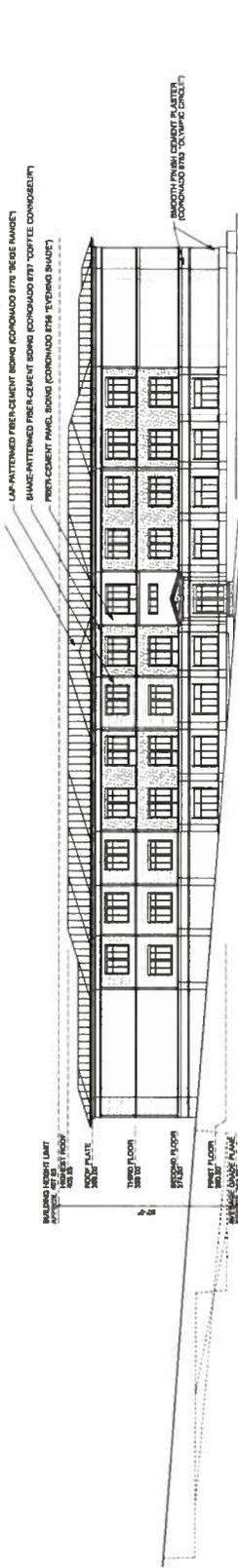


SE 174TH ST

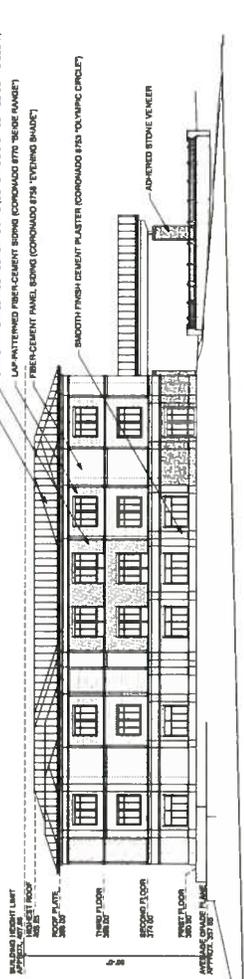
106TH PL SE

EXHIBIT 3

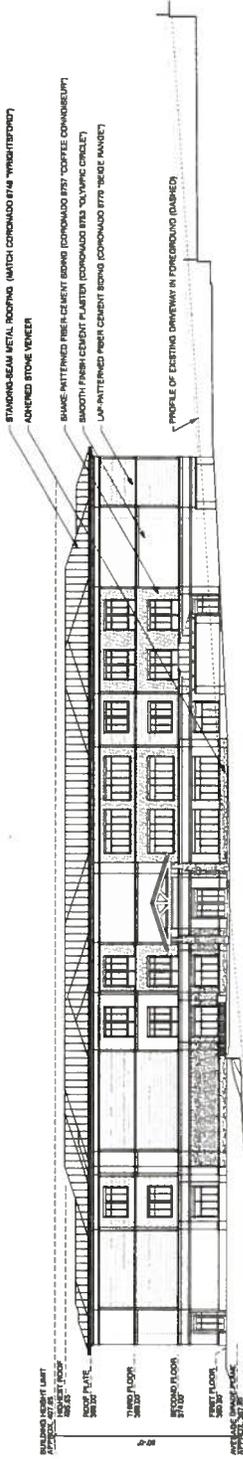
File: \\ksh\p\2018-2019\18-001-011\Conceptual_Land_Plan\LA-01.dwg Plot Date: 10/17/2018 3:17 PM Plot By: Laura Buchanan



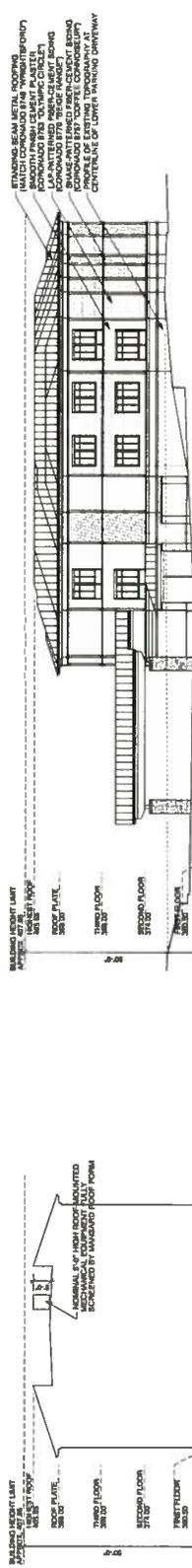
SE 174TH STREET (NORTH) BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



106TH PL SE (WEST) BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

EXHIBIT 4

SECTION AT ROOFTOP MECHANICAL EQUIPMENT SCREENED BY MANSARD
SCALE: 1/16" = 1'-0"

Entire Document
Available Upon Request

GEOTECHNICAL REPORT

Proposed Development
SE 174th Street Site
Renton, Washington

Submitted To: Careage Development
4411 Point Fosdick Drive, Suite 203
PO Box 1969
Gig Harbor, WA 98335

Submitted By: Golder Associates Inc.
18300 NE Union Hill Road, Suite 200
Redmond, WA 98052 USA

August 17, 2015 Rev.1

Project No. 1523372-01

EXHIBIT 5



Entire Document
Available Upon Request

Mission Healthcare at Renton

Preliminary Technical Information Report

October 7, 2015

Prepared for

Careage Inc.
4411 Point Fosdick Drive, Suite 203
Gig Harbor, WA 98335
(253) 853-4457

Submitted by

ESM Consulting Engineers, LLC
33400 8th Avenue S, Suite 205
Federal Way, WA 98003

253.838.6113 tel
253.838.7104 fax



www.esmcivil.com

EXHIBIT 6



February 24, 2015

Project No. 1523372

Mr. George Stephan
Careage Development
4411 Point Fosdick Drive, Suite 203
PO Box 1969
Gig Harbor, WA 98335

**RE: MINE HAZARD CRITICAL AREA STUDY
SE 174TH STEET SITE
RENTON, WASHINGTON**

Dear George:

Golder Associates Inc. (Golder) is pleased to submit to Careage Development (Careage) this letter report documenting the results of our underground coal mine hazard assessment for the property you are considering for development in Renton, Washington (Site). We understand you are still in the process of feasibility assessments for the development and have received comments from the City of Renton (City) stating that the Site was adjacent to a mapped coal mine hazard zone and therefore a geotechnical coal mine hazard study is required. This report is intended to fulfill the City requirement for a coal mine hazard study.

Depending on the depth of the mined seams, access slopes, and other factors, abandoned mines can present a potential hazard to surface structures due to regional ground or trough settlement, differential settlement, and sinkhole formation. Based on our assessment of the existing mine maps, publications and geologic conditions present, we conclude that the subject site is located in a medium coal mine hazard zone as strictly defined by the City Municipal Code 4-3-050. The Site is not underlain by any mapped or known coal mine workings, but due to the orientation of the adjacent coal seam the Site may be potentially affected by future mining-related subsidence.

Due to the steep dip and orientation of the mined coal seams (dipping down to the south) there is a low risk of regional or trough subsidence that may extend onto the Careage Site. We believe the risk of subsidence at the Site is low and that modest engineering mitigations can be incorporated into the project design to mitigate this risk. Please find accompanying this letter report a map of the subject site with an overlay of the nearest underground mine map (Figure 1), and a cross section (Figure 2) providing our conceptual interpretation of the subsurface geologic and mining conditions present adjacent to the Site.

1.0 BACKGROUND

Portions of the City are underlain by shallow bedrock that contains several coal seams that were commercially mined below ground from the late 1800s until the 1950s. The approximate location of abandoned coal mines in Renton was researched and mapped in the 1960s and 1970s using historical mine maps. A comprehensive inventory report of the mines was completed in 1985 (Morrison Knudsen 1985). The information from those earlier studies, along with additional information on the overburden thickness (thickness of soil/rock cover over the mine working), was used by the City to create coal mine hazard map folios. The maps indicate areas underlain by coal mines and provide a relative hazard designation (low, moderate, and severe). A fourth term is used only on the City map folio ("unclassified"). In discussions with City staff, we understand the term "unclassified" means that abandoned mines are mapped but no investigation was completed to rank the hazard designation. In simplified terms, the

EXHIBIT 7

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Redmond, WA 98052 USA
883-0777 Fax: (425) 882-5498 www.golder.com



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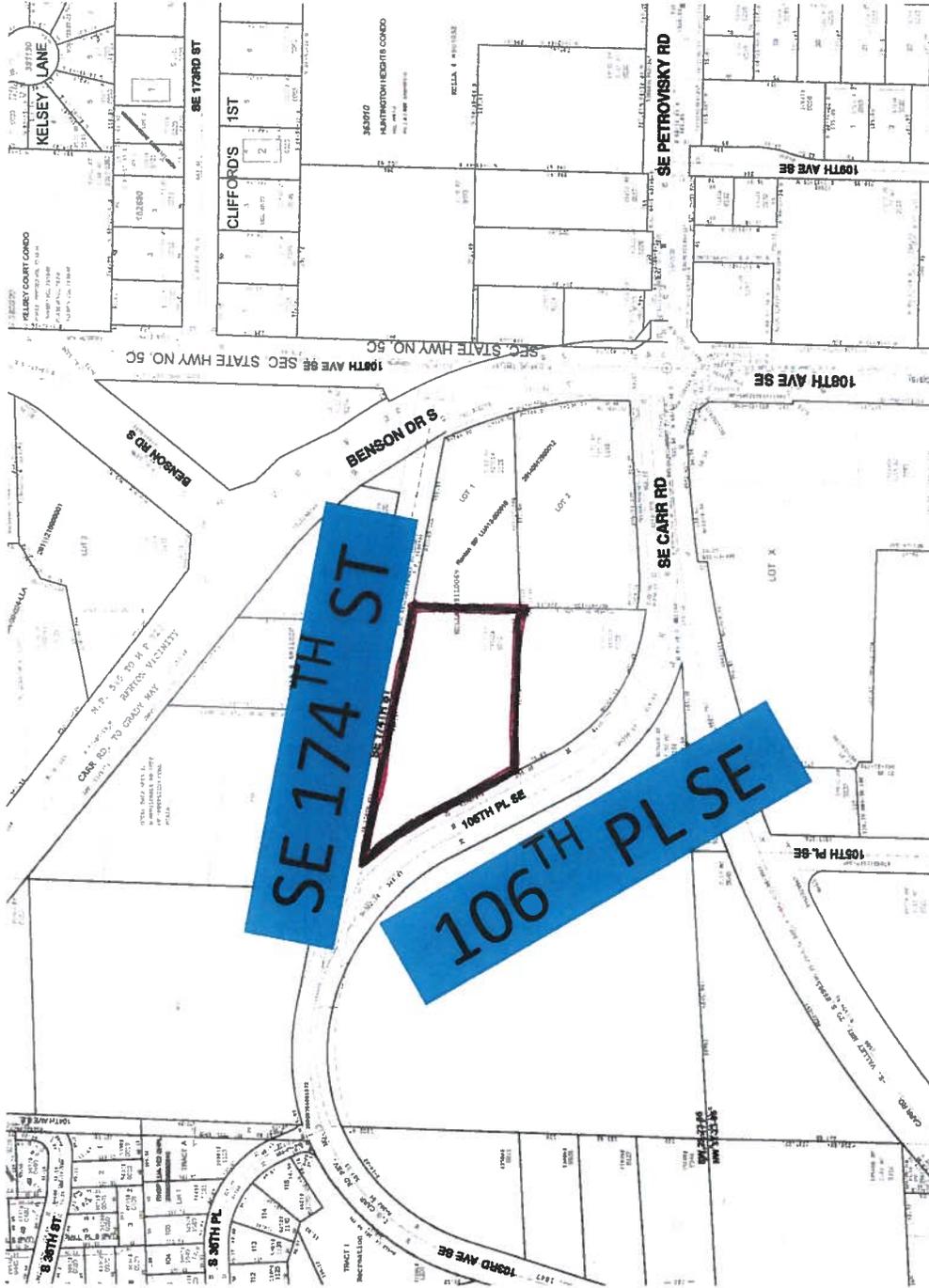


EXHIBIT 9

Careage - Mission Healthcare at Renton

Traffic Impact Analysis Final Report

Prepared by



Xiaoping Zhang
Tel: 206.682.0567
Email: xpz@cetransportation.com
Concord Engineering
705 2nd Ave, Suite 700
Seattle, WA 98104



October 21, 2015

EXHIBIT 10