

HEARING EXAMINER PUBLIC HEARING

July 9, 2013

AGENDA

**COMMENCING AT 9:00 AM,
COUNCIL CHAMBERS, 7TH FLOOR, RENTON CITY HALL**

The application(s) listed are in order of application number only and not necessarily the order in which they will be heard. Items will be called for hearing at the discretion of the Hearing Examiner.

PROJECT NAME:	Renton Library at Liberty Park
PROJECT NUMBER:	LUA13-000255, ECF, SA-H, SM

PROJECT DESCRIPTION: The applicant is requesting a Hearing Examiner Site Plan Review and a Shoreline Substantial Development Permit for the remodel of the existing Renton Main Library located at 100 Mill Ave. S. The 22,400 SF library is currently constructed over the Cedar River and is located across three different parcels including Liberty Park and the parking lot on the south side of the Cedar River. Overall the area of work would impact 37,630 SF and the remodeled library would be 19,680 SF following renovations. The site's zoning is primarily Center Downtown (CD). The proposed improvements to the building would include seismic upgrades, demolition of existing building envelope and installation of new envelope and associated site improvements.

REPORT TO THE HEARING EXAMINER

A. SUMMARY AND PURPOSE OF REQUEST

HEARING DATE: July 9, 2013

Project Name: Renton Library at Liberty Park

Owner: City of Renton; 1055 South Grady Way; Renton, WA 98057

Applicant: King County Library System; Greg Smith; 960 Newport Way NW; Issaquah, WA 98027

Contact: Miller Hull Partnership; Maaike Post; 71 Columbia St - 6th Floor; Seattle, WA 98104

File Number: LUA13-000255, ECF, SA-H, SM

Project Manager: Vanessa Dolbee; Senior Planner

Project Summary: The applicant is requesting a Hearing Examiner Site Plan Review and a Shoreline Substantial Development Permit for the remodel of the existing Renton Main Library located at 100 Mill Ave. S. The 22,400 SF library is currently constructed over the Cedar River and is located across three different parcels including Liberty Park and the parking lot on the south side of the Cedar River. Overall the area of work would impact 37,630 SF and the remodeled library would be 19,680 SF following renovations. The site's zoning is primarily Center Downtown (CD). The proposed improvements to the building would include seismic upgrades, demolition of existing building envelope and installation of new envelope and associated site improvements. The existing vehicular access and parking is not proposed to be changed. Only one tree would be removed. In addition, a modification request was received from the design district standards. The applicant submitted the following studies with the application: a Stream Study and Habitat Data Report, Regulated material survey, Geotechnical Engineering Report, Technical Information Report. The site is located in the Aquifer Protection Zone 1, flood hazard area, Shoreline of the State, and a habitat conservation area.

Project Location: 100 Mill Ave. S. (Parcel #'s: 768500-0010, 172305-9011 & 172305-9043)

Site Area: Limits of work: 37,630 SF Total area of all parcels: 305,958 SF (7.02 ac)



Project Location Map

B. EXHIBITS:

- Exhibit 1: Staff Report to the Hearing Examiner, dated July 9, 2013
- Exhibit 2: Vicinity Map
- Exhibit 3: Architectural Site Plan
- Exhibit 4: Demolition Plan
- Exhibit 5: Civil Site Plan
- Exhibit 6: Landscape Site Plan
- Exhibit 7: Conceptual Landscape Plan
- Exhibit 8: Tree Inventory Plan
- Exhibit 9: Building Elevations, Sheet A-201 & A-202
- Exhibit 10: Floor Plan
- Exhibit 11: Exterior Enclosure Elevations
- Exhibit 12: Illustrative Site Plan
- Exhibit 13: Graphic Elevations (2 sheets)
- Exhibit 14: Environmental "SEPA" Determination
- Exhibit 15: Determination of Non-Significance-Mitigated Mitigation Measures and Advisory Notes
- Exhibit 16: Proof of Notice of Application Mailing
- Exhibit 17: Department of Archaeology & Historic Preservation Comment
- Exhibit 18: Muckleshoot Indian Tribe Fisheries Division Comment
- Exhibit 19: Stream Study and Habitat Data Report, prepared by Talasaea Consultants, Inc, dated February 28, 2013 revised May 10, 2013.
- Exhibit 20: Technical Information Report, prepared through The Miller Hull Partnership, LLP and prepared by Coughlin Porter Lundeen, dated May 10, 2013.
- Exhibit 21: Geotechnical Engineering Services, prepared by GeoEngineers, dated December 20, 2012.

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** City of Renton
1055 South Grady Way
Renton, WA 98057
- 2. **Zoning Classification:** Center Downtown (CD)
- 3. **Comprehensive Plan Land Use Designation:** Urban Center Downtown (UC-D)
- 4. **Existing Site Use:** Renton Library
- 5. **Neighborhood Characteristics:**
 - a. **North:** *Liberty Park and Commercial (CA zone)*
 - b. **East:** *Liberty Park and the Cedar River (CA zone)*
 - c. **South:** *Old City Hall and Civic Uses (CD zone)*
 - d. **West:** *Commercial & Multi-family (CD zone)*
- 6. **Site Area:** 37,630 SF (0.86 ac)

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
Incorporation	N/A	0	09/06/1901

E. PUBLIC SERVICES:

1. Existing Utilities

- a. Water: Water service is provided by the City of Renton. There is an existing 8-inch water main in Mill Ave. S as well as on the northerly side of the triangular property. This site is located in the 196-water pressure zone.
- b. Sewer: Sewer service is provided by the City of Renton. There is an 8-inch sewer main in Mill Ave. S with a manhole at the intersection with South 2nd Street. The existing sewer service connection extends southerly to this main.
- c. Surface/Storm Water: There are existing storm water facilities in Bronson Way S, S 2nd Street, and Bronson Way N. All have outfalls to the Cedar River.

2. Streets: There are existing street improvements along the frontages of the site.

3. Fire Protection: 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 4-2-120B: Commercial Development Standards

2. Chapter 3 Environmental Regulations

- a. Section 4-3-050: Critical Area Regulations
- b. Section 4-3-090: Shoreline Master Program Regulations
- c. Section 4-3-100: Urban Design Regulations

3. Chapter 4 Property Development Standards

- a. Section 4-4-030: Development Guidelines and Regulations
- b. Section 4-4-070: Landscaping
- c. Section 4-4-075: Lighting, Exterior On-Site
- d. Section 4-4-080: Parking, Loading and Driveway Regulations
- e. Section 4-4-090: Refuse and Recyclables Standards
- f. Section 4-4-130: Tree Cutting and Land Clearing Regulations

4. Chapter 6 Streets and Utility Standards

- a. Section 4-6-060: Street Standards

5. Chapter 9 Procedures and Review Criteria

- a. Section 4-7-200: Site Plan Review
- b. Section 4-9-190: Shoreline Permits

5. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element
2. Community Design Element

H. FINDINGS OF FACT:

1. The applicant, King County Library System (KCLS), is requesting a Site Plan Review for the rehabilitation of the Renton Library at Liberty Park and associated landscaping and infrastructure improvements.
2. The applicant, KCLS, is also requesting a Shoreline Substantial Development Permit for approval following the Hearing Examiners Decision, for work within the Shoreline of the Cedar River.
3. The Planning Division of the City of Renton received the above master application for review on March 1, 2013 and the application was determined incomplete on March 26, 2013. New information was submitted on May 10, 2013 and the application was determined complete on May 29, 2013. The project complies with the 120-day review period.
4. Based on the application submittal, the subject project did not automatically trigger a public hearing. However, due to public interest and comment, staff has scheduled the project for public hearing pursuant to RMC 4-9-200D.2.a.
5. The subject site is bordered: on the north by Liberty Park; the east by the Cedar River and old City Hall; to the south by the existing parking; and to the west by Mill Ave S and the existing parking lot.
6. The subject site is located over the Cedar River; the river itself does not have zoning. However, zoning is applied on both the north and south banks of the river. The north shoreline is zoned Commercial Arterial (CA) and the south shoreline is zoned Center Downtown (CD). The site's main entrance, parking lot, and access is along the south shoreline. Due to the Library's primary access and the majority of the development along the south shoreline, City staff has determined that the CD zone would be applicable to the subject development. Therefore the property is located within the Urban Center Downtown (UC-D) Comprehensive Plan land use designation and Design District 'A'.
7. A 22,400 SF library is currently constructed over the Cedar River and is located across three different parcels including Liberty Park and the parking lot on the south side of the Cedar River.
8. The area of impact related to the subject project would be 37,630 SF.
9. The rehabilitation of the library would result in a reduction in size to 19,680 SF from 22,400 SF and a reduction of overwater coverage by approximately 7 percent.
10. The proposed site improvements are limited to small areas on both the north and south sides of the building. The site improvements are primarily related to restoration of areas that would be disturbed to install the augercast piles and concrete abutments (Exhibit 5) required bringing the building into compliance with seismic standards. Site restoration would include installation of new sidewalks and plaza areas, benches, ADA parking stalls and refuse, recycling, and mechanical equipment enclosures.
11. Utility improvements include a new water line and sanitary sewer line which are identified to be connected to the existing infrastructure located in Mill Ave. S. Stormwater improvements are proposed in compliance with the 2009 King County Surface Water Manual (KCSWM) and the 2009 City of Renton Amendments to the KCSWM, Chapters 1 and 2.
12. The existing building is considered to be a non-conforming structure pursuant to both Renton Development Standards and the Shoreline Master Program. Pursuant to RMC 4-10-050A.3, the cost of

alteration of a legal nonconforming structure shall not exceed an aggregate cost of fifty percent of the value of the structure, unless the alterations make the structure more conforming, or is used to restore to a safe condition any portion of a structure declared unsafe by a proper authority. The proposed rehabilitation of the existing structure is to bring the building into conformance with existing building codes and seismic safety standards. Under the current condition the building would not meet seismic safety standards. The building is located in a seismic hazard area and therefore is subject to potential liquefaction; see the SEPA Environmental Review report for a more detailed analysis of the Geotechnical issues. The cost of the project exceeds the aggregated cost of fifty percent of the value of the structure; however rehabilitation is permitted due to the safety provisions.

13. The existing building spans the Cedar River, a Shoreline of the State. As such, the project is subject to the Shoreline Master Program regulations. The site is located in the Shoreline High Intensity overlay along Cedar River Reach B.
14. The site is located in a seismic hazards area, Aquifer Protection Zone 1. The 100 year flood plain and a floodway associated with the Cedar River and the banks of the river have been identified sensitive and protected slopes.
15. No work is proposed below the ordinary high water mark of the Cedar River and therefore no work would occur in the flood plain or floodway.
16. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on June 17, 2013, the City's Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Renton Library in Liberty Park. The DNS-M included three mitigation measures. A 14-day appeal period commenced on June 21, 2013 and will end on July 5, 2013. As of the date of this report, no appeals have been filed for the threshold determination.
17. Staff received comments from the Department of Archaeology and Historic Preservation regarding the potential for archaeological and historical resources within one mile of the project area. The comment recommends a professional archaeological survey of the project area prior to ground disturbing activities. Furthermore the comment identifies the library building as a good example of mid-20th Century modern architecture and landscape architecture and recommends the applicant and/or interested partners explore ways to capture the building's contribution to local history (Exhibit 17). These comments were received after the comment period for the project which ended June 11, 2013 at 5:00 pm, and therefore were not able to be incorporated into the SEPA determination. However, due to the known presence of cultural resources staff recommends a condition of approval that requires the applicant complete an archaeological survey prior to commencing construction. Comments were also received from the Muckleshoot Indian Tribe Fisheries Division (Exhibit 18). In response to these comments the applicant would be required to submit a lighting plan for review and approval prior to building permit issuance.
18. No other public or agency comments were received.
19. 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 has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.

20. The proposal requires Site Plan Review. The following table contains project elements intended to comply with Site Plan Review decision criteria, as outlined in RMC 4-9-200.E:

SITE PLAN REVIEW CRITERIA:	
a. COMPREHENSIVE PLAN COMPLIANCE AND CONSISTENCY:	
The site is designated Urban Center Downtown (UC-D) on the Comprehensive Plan Land Use Map. The purpose of the UC-D is to provide an opportunity for redevelopment as a destination shopping area with neighborhood, citywide, and sub-regional services and mixed-use residential development.	
✓	Policy LU-201. Uses in the Urban Center - Downtown should include a dynamic mix of uses, including retail, entertainment, restaurant, office, and residential, that contribute to a vibrant city core.
✓	Policy LU-202. Development and redevelopment of Urban Center - Downtown should strive for urban density and intensity of uses.
✓	Policy LU-204. Projects in the Urban Center - Downtown should achieve an urban density and intensity of development that is greater than typical suburban neighborhoods. Characteristics of urban intensity include no or little setbacks, taller structures, mixed-uses, structured parking, urban plazas and amenities within buildings.
✓	Policy LU-205. Development should not exceed mid-rise heights within the Urban Center - Downtown.
✓	Objective LU-QQ: Encourage the evolution of downtown Renton as a regional commercial district that complements the redevelopment expected to occur in the Urban Center - North.
✓	Policy CD-2. During development, effort should be made to preserve watercourses as open channels.
✓	Policy CD-3. Site design should maximize public access to and create opportunities for use of shoreline areas in locations contiguous to a lake, river, stream, or wetland where such access would not jeopardize habitats and other environmental attributes of the water body.
✓	Policy CD-4. Development review of proposed projects should identify opportunities for increasing public access to Lake Washington, the Cedar River, wetlands, streams, and creeks in the City.
✓	Policy CD-31. Neighborhoods, commercial areas, and centers should have human-scale features, such as pedestrian pathways and public spaces (e.g. parks or plazas) that have discernible edges, entries and borders.
✓	Policy CD-36. Developments within Commercial and Centers land use designations should have a combination of internal and external site design features, such as: <ol style="list-style-type: none"> 1) Public plazas; 2) Prominent architectural features; 3) Public access to natural features or views; 4) Distinctive focal features; 5) Indication of the function as a gateway, if appropriate; 6) Structured parking; and

	7) Other features meeting the spirit and intent of the land use designation.
✓	Policy CD-39. Ensure quality development by supporting site plans and plats that incorporate quality building, development, and landscaping standards that reflect unity of design and create a distinct sense of place.
b. ZONING COMPLIANCE AND CONSISTENCY:	
<p>The subject site is classified Center Downtown (CD) on the City of Renton Zoning Map. The purpose of the CD zone is to provide a mixed-use urban commercial center serving a regional market as well as high-density residential development. Uses include a wide variety of retail sales, services, multi-family residential dwellings, and recreation and entertainment uses. RMC 4-2-120B provides development standards for development within the CD zoning classification. The following are applicable the proposal:</p>	
<p>Lot Dimensions: There is no minimum lot size, width or depth in the CD zone.</p>	
<p>Lot Coverage: There is no maximum lot coverage for buildings within the CD zone.</p>	
<p>Setbacks: The CD zoning classification has a minimum front yard and side yard along-a-street setback of 0-feet and a maximum setback of 15 feet for portions of the structure that are below 25 feet in height. There is no maximum front yard, or side yard along-a-street setback for those portions of the structure that exceed 25 feet in height. There are no other setback requirements within this zone.</p> <p>As mentioned in Finding of Fact 12 above, the existing building is a non-conforming structure. As such, under existing conditions the project does not comply with the setbacks required by the CD zone. The proposed rehabilitation of the building would not increase the non-conformity of the existing building.</p>	
<p>Landscaping: <i>All development in the CD zone is exempt from all but the maintenance of any existing landscaping and street tree requirements of Section RMC 4-4-070.</i></p> <p>A conceptual landscape plan was submitted with the project application. The landscape plan includes a planting plan including 8 new trees. The proposed tree species consist of Vine Maple, Northern Red Oak, River Birch trees. The shrubs proposed largely consist of: Maidenhair Fern, Deer Fern, Sward Fern, False Solomon’s Seal, Subalpine spiraea, and white spirea. The new landscaping is related to restoration of areas that would be disturbed to install the augercast piles and concrete abutments. The new landscaping defines the entrance, would provide shade and generally enhances the appearance of the project. Existing landscaping is proposed to be retained in the parking lot and along the perimeter of the parking lot. In addition, the street trees along Mill Ave. S would remain, with the exception of one tree which would be replaced following utility installation. The provided site plan was conceptual; as such staff recommends as a condition of approval that a final detailed landscape plan shall be submitted for review and approval prior to building permit issuance.</p>	
<p>Building Height: Building height is restricted to 95 feet in the CD zoning classification.</p> <p>The height of the proposed structure would be 18 feet at the highest point on the roof, with an average height of 15 feet 5 1/3 inches. The proposal complies with the height requirement of the zone.</p>	
<p>Screening: All mechanical units would be screened by a metal grating screen proposed along the roof. In addition, some mechanical units would be placed in the refuse and recycling enclosure to reduce the roof top presence of equipment. This enclosure is proposed to be 6 feet tall and be constructed of metal grating.</p>	
<p>Refuse and Recyclables: Office, educational, and institutional developments require a minimum of 2 square feet per every 1,000 square feet of building gross floor area for recyclable deposit areas and</p>	

minimum of 4 square feet per 1,000 square feet of building gross floor area for refuse deposit area.

The proposed facility would require the minimum square footage of 118 square foot deposit area for the 19,680 square foot facility ($118.08 \text{ SF} = 2 \times [19,680 / 1,000 \text{ SF}] + 4 \times [19,680 / 1,000 \text{ SF}]$). The applicant has proposed a 102 square foot deposit area along the south façade of the building located in the existing parking lot. The proposed refuse and recycling space does not meet the minimum size requirements of the code, therefore staff recommends as a condition of approval that the applicant add the required 16 square feet to the space. A detailed refuse and recycling plan shall be submitted with the building permit application identifying compliance with the minimum standards.

The refuse and recycling is proposed to be approximately in the same location as under current conditions; however the new proposal would add screening elements to the design which are not currently provided. The proposed screen would be made of metal grating and 12-foot wide self-closing doors. The screening is proposed to be 6 feet in height.

Parking: Within the Center Downtown Zone, parking loading and driveway regulations are applicable only to the area exceeding the area of the original structure, in terms of calculating the required parking. Based on a proposal to reduce the square footage of the structure, new parking would not be required as a part of the application.

The existing parking lot is proposed to be retained, which provides 67 parking stalls of which four are ADA accessible.

Signs: The applicant did not submit a signage package for the library and therefore could not be reviewed at this time. The applicant would be required to comply with the signage requirements outlined in RMC 4-4-100 at the time of sign application, if new signage is proposed.

Critical Areas: The existing building spans the Cedar River, a Shoreline of the State. As such, the project is subject to the Shoreline Master Program regulations. The site is located in the Shoreline High Intensity overlay along Cedar River Reach B. A Shoreline Substantial Development Permit is required for the subject project and would be issued by the Administrator of the Department of Community and Economic Development following the Hearing Examiners Decision of the site plan.

In addition to being located over the Cedar River, the site is located in a seismic hazards area and the Aquifer Protection Zone 1. There is also a 100 year flood plain and a floodway associated with the Cedar River and the banks of the river have been identified sensitive and protected slopes. Based on the project application material, no work is proposed below the ordinary high water mark of the Cedar River and therefore no work would occur in the flood plain or floodway, or on the steep slopes i.e. the river bank.

The subject rehabilitation project is designed to upgrade the building to current building and seismic standards. A Geotechnical Report was submitted addressing the geotechnical issues related to the subject project. The library is not anticipated to store or use any substances that would be of concern to the City's aquifer protection zone. If any fill is to be brought to the site, the City would need a fill source statement identifying that the fill is clean. Based on the project's location outside the flood plain and floodway, above the OHWM, and proposed seismic upgrades to the structure, the project would be in compliance with the City's Critical Areas Regulations.

c. DESIGN REGULATION COMPLIANCE AND CONSISTENCY: *The site is located within Design District 'A'. To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity throughout the district.*

Pursuant to RMC 4-3-100A.2 In order to provide flexibility, guidelines are stated for each element, the guidelines and the intent statement provide direction for those who seek to meet the required element in a manner that is different from the standards. Pursuant to subsection a., the determination as to the

satisfaction of the requirement through the use of the guidelines and the intent statement is to be made by the Community and Economic Development Administrator. In this case, the associated request has been elevated to the Hearing Examiner for a decision.

As demonstrated in the table below it is our recommendation that the proposal meets the intent of the Design Regulations on the basis of individual merit if all conditions of approval are met.

i. SITE DESIGN AND BUILDING LOCATION:

Intent: To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity.

1. Building Location and Orientation:

Intent: To ensure visibility of businesses and to establish active, lively uses along sidewalks and pedestrian pathways. To organize buildings for pedestrian use and so that natural light is available to other structures and open space. To ensure an appropriate transition between buildings, parking areas, and other land uses; and increase privacy for residential uses.

Guidelines: Developments shall enhance the mutual relationship of buildings with each other, as well as with the roads, open space, and pedestrian amenities while working to create a pedestrian oriented environment. Lots shall be configured to encourage variety and so that natural light is available to buildings and open space. The privacy of individuals in residential uses shall be provided for.

✓	Standard: The availability of natural light (both direct and reflected) and direct sun exposure to nearby buildings and open space (except parking areas) shall be considered when siting structures.
✓	Standard: Buildings shall be oriented to the street with clear connections to the sidewalk.
✓	Standard: The front entry of a building shall be oriented to the street or a landscaped pedestrian-only courtyard.
N/A	Standard: Buildings with residential uses located at the street level shall be set back from the sidewalk a minimum of ten feet (10') and feature substantial landscaping between the sidewalk and the building or have the ground floor residential uses raised above street level for residents privacy.

2. Building Entries:

Intent: To make building entrances convenient to locate and easy to access, and ensure that building entries further the pedestrian nature of the fronting sidewalk and the urban character of the district.

Guidelines: Primary entries shall face the street, serve as a focal point, and allow space for social interaction. All entries shall include features that make them easily identifiable while reflecting the architectural character of the building. The primary entry shall be the most visually prominent entry. Pedestrian access to the building from the sidewalk, parking lots, and/or other areas shall be provided and shall enhance the overall quality of the pedestrian experience on the site.

✓	Standard: A primary entrance of each building shall be located on the facade facing a street, shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human-scale elements.
✓	Standard: A primary entrance of each building shall be made visibly prominent by incorporating architectural features such as a facade overhang, trellis, large entry doors, and/or ornamental lighting.
✓	Standard: Building entries from a street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping and include weather protection at least four and one-half feet (4-1/2') wide (illustration below). Buildings that are taller than thirty feet (30') in height shall also ensure that the weather protection is proportional to the distance above ground level.
✓	Standard: Building entries from a parking lot shall be subordinate to those related to the street.

✓	Standard: Features such as entries, lobbies, and display windows shall be oriented to a street or pedestrian-oriented space; otherwise, screening or decorative features should be incorporated.
N/A	Standard: Multiple buildings on the same site shall direct views to building entries by providing a continuous network of pedestrian paths and open spaces that incorporate landscaping.
N/A	Standard: Ground floor residential units that are directly accessible from the street shall include entries from front yards to provide transition space from the street or entries from an open space such as a courtyard or garden that is accessible from the street.
3. Transition to Surrounding Development: Intent: To shape redevelopment projects so that the character and value of Renton's long-established, existing neighborhoods are preserved. Guidelines: Careful siting and design treatment shall be used to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk and scale.	
✓	Standard: At least one of the following design elements shall be considered to promote a transition to surrounding uses: (a) Building proportions, including step-backs on upper levels; (b) Building articulation to divide a larger architectural element into smaller increments; or (c) Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development. Additionally, the Administrator of the Department of Community and Economic Development or designee may require increased setbacks at the side or rear of a building in order to reduce the bulk and scale of larger buildings and/or so that sunlight reaches adjacent and/or abutting yards.
4. Service Element Location and Design: Intent: To reduce the potential negative impacts of service elements (i.e., waste receptacles, loading docks) by locating service and loading areas away from high-volume pedestrian areas, and screening them from view in high visibility areas. Guidelines: Service elements shall be concentrated and located so that impacts to pedestrians and other abutting uses are minimized. The impacts of service elements shall be mitigated with landscaping and an enclosure with fencing that is made of quality materials.	
✓	Standard: Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent uses. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use.
✓	Standard: In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof and screened around their perimeter by a wall or fence and have self-closing doors. Staff Comment: The applicant has indicated that adding a roof to the refuse and recycling facility would increase the height of the structure to 9 feet from 6 feet, which would detract aesthetically from the main façade and begin to hinder sightlines. Due to the location of the facility, the provided 6-foot high screening and metal fence would meet the intent of reducing negative impact related to the service elements.
✓	Standard: Service enclosures shall be made of masonry, ornamental metal or wood, or some combination of the three (3).
✓	Standard: If the service area is adjacent to a street, pathway, or pedestrian-oriented space, a landscaped planting strip, minimum 3 feet wide, shall be located on 3 sides of such facility.

ii. PARKING AND VEHICULAR ACCESS:	
<i>Intent: To provide safe, convenient access to the Urban Center and the Center Village; incorporate various modes of transportation, including public mass transit, in order to reduce traffic volumes and other impacts from vehicles; ensure sufficient parking is provided, while encouraging creativity in reducing the impacts of parking areas; allow an active pedestrian environment by maintaining contiguous street frontages, without parking lot siting along sidewalks and building facades; minimize the visual impact of parking lots; and use access streets and parking to maintain an urban edge to the district.</i>	
<i>Staff Comment: The subject project would not result in any changes to the parking lot, as it is not required due to the site location in the CD zone and pursuant to RMC 4-4-080B.1.a., as such the following parking criteria is not applicable to the subject project.</i>	
1. Surface Parking:	
<i>Intent: To maintain active pedestrian environments along streets by placing parking lots primarily in back of buildings.</i>	
<i>Guidelines: Surface parking shall be located and designed so as to reduce the visual impact of the parking area and associated vehicles. Large areas of surface parking shall also be designed to accommodate future infill development.</i>	
N/A	<i>Standard: Parking shall be located so that no surface parking is located between a building and the front property line, or the building and side property line, on the street side of a corner lot.</i>
N/A	<i>Standard: Parking shall be located so that it is screened from surrounding streets by buildings, landscaping, and/or gateway features as dictated by location.</i>
2. Structured Parking Garages:	
<i>Intent: To promote more efficient use of land needed for vehicle parking; encourage the use of structured parking; physically and visually integrate parking garages with other uses; and reduce the overall impact of parking garages.</i>	
<i>Guidelines: Parking garages shall not dominate the streetscape; they shall be designed to be complementary with adjacent and abutting buildings. They shall be sited to complement, not subordinate, pedestrian entries. Similar forms, materials, and/or details to the primary building(s) should be used to enhance garages.</i>	
N/A	<i>Standard: Parking structures shall provide space for ground floor commercial uses along street frontages at a minimum of seventy five percent (75%) of the building frontage width.</i>
N/A	<i>Standard: The entire facade must feature a pedestrian-oriented facade. The Administrator of the Department of Community and Economic Development may approve parking structures that do not feature a pedestrian orientation in limited circumstances. If allowed, the structure shall be set back at least six feet (6') from the sidewalk and feature substantial landscaping. This landscaping shall include a combination of evergreen and deciduous trees, shrubs, and ground cover. This setback shall be increased to ten feet (10') when abutting a primary arterial and/or minor arterial.</i>
N/A	<i>Standard: Public facing facades shall be articulated by arches, lintels, masonry trim, or other architectural elements and/or materials.</i>
N/A	<i>Standard: The entry to the parking garage shall be located away from the primary street, to either the side or rear of the building.</i>
N/A	<i>Standard: Parking garages at grade shall include screening or be enclosed from view with treatment such as walls, decorative grilles, trellis with landscaping, or a combination of treatments.</i>
N/A	<i>Standard: The Administrator of the Department of Community and Economic Development or designee may allow a reduced setback where the applicant can successfully demonstrate that the landscaped area and/or other design treatment meets the intent of these standards and guidelines. Possible treatments to reduce the setback include landscaping components plus one or more of the following integrated with the architectural design of the building:</i>

	<p>(a) Ornamental grillwork (other than vertical bars); (b) Decorative artwork; (c) Display windows; (d) Brick, tile, or stone; (e) Pre-cast decorative panels; (f) Vine-covered trellis; (g) Raised landscaping beds with decorative materials; or (h) Other treatments that meet the intent of this standard...</p>
<p>3. Vehicular Access: <i>Intent:</i> To maintain a contiguous and uninterrupted sidewalk by minimizing, consolidating, and/or eliminating vehicular access off streets. <i>Guidelines:</i> Vehicular access to parking garages and parking lots shall not impede or interrupt pedestrian mobility. The impacts of curb cuts to pedestrian access on sidewalks shall be minimized.</p>	
✓	<p>Standard: Access to parking lots and garages shall be from alleys, when available. If not available, access shall occur at side streets.</p>
✓	<p>Standard: The number of driveways and curb cuts shall be minimized, so that pedestrian circulation along the sidewalk is minimally impeded.</p>
<p>iii. PEDESTRIAN ENVIRONMENT: <i>Intent:</i> To enhance the urban character of development in the Urban Center and the Center Village by creating pedestrian networks and by providing strong links from streets and drives to building entrances; make the pedestrian environment safer and more convenient, comfortable, and pleasant to walk between businesses, on sidewalks, to and from access points, and through parking lots; and promote the use of multi-modal and public transportation systems in order to reduce other vehicular traffic.</p>	
<p>1. Pedestrian Circulation: <i>Intent:</i> To create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment. <i>Guidelines:</i> The pedestrian environment shall be given priority and importance in the design of projects. Sidewalks and/or pathways shall be provided and shall provide safe access to buildings from parking areas. Providing pedestrian connections to abutting properties is an important aspect of connectivity and encourages pedestrian activity and shall be considered. Pathways shall be easily identifiable to pedestrians and drivers.</p>	
✓	<p>Standard: A pedestrian circulation system of pathways that are clearly delineated and connect buildings, open space, and parking areas with the sidewalk system and abutting properties shall be provided.</p> <p>(a) Pathways shall be located so that there are clear sight lines, to increase safety. (b) Pathways shall be an all-weather or permeable walking surface, unless the applicant can demonstrate that the proposed surface is appropriate for the anticipated number of users and complementary to the design of the development.</p>
✓	<p>Standard: Pathways within parking areas shall be provided and differentiated by material or texture (i.e., raised walkway, stamped concrete, or pavers) from abutting paving materials. Permeable materials are encouraged. The pathways shall be perpendicular to the applicable building facade and no greater than one hundred fifty feet (150') apart.</p>
✓	<p>Standard: Sidewalks and pathways along the facades of buildings shall be of sufficient width to accommodate anticipated numbers of users. Specifically:</p> <p>(a) Sidewalks and pathways along the facades of mixed use and retail buildings 100 or more feet in width (measured along the facade) shall provide sidewalks at least 12 feet in width. The walkway shall include an 8 foot minimum unobstructed walking surface. (b) Interior pathways shall be provided and shall vary in width to establish a hierarchy. The widths shall be based on the intended number of users; to be no</p>

	<p>smaller than five feet (5') and no greater than twelve feet (12'). (c) For all other interior pathways, the proposed walkway shall be of sufficient width to accommodate the anticipated number of users.</p>
N/A	Standard: Mid-block connections between buildings shall be provided.
<p>iv. RECREATION AREAS AND COMMON OPEN SPACE: Intent: To ensure that areas for both passive and active recreation are available to residents, workers, and visitors and that these areas are of sufficient size for the intended activity and in convenient locations. To create usable and inviting open space that is accessible to the public, and to promote pedestrian activity on streets particularly at street corners. Guidelines: Developments located at street intersections should provide pedestrian-oriented space at the street corner to emphasize pedestrian activity (illustration below). Recreation and common open space areas are integral aspects of quality development that encourage pedestrians and users. These areas shall be provided in an amount that is adequate to be functional and usable; they shall also be landscaped and located so that they are appealing to users and pedestrians</p>	
N/A	Standard: All mixed use residential and attached housing developments of ten (10) or more dwelling units shall provide common opens space and/or recreation areas.
N/A	Standard: Amount of common space or recreation area to be provided: at minimum fifty (50) square feet per unit.
N/A	Standard: The location, layout, and proposed type of common space or recreation area shall be subject to approval by the Administrator of the Department of Community and Economic Development or designee.
N/A	<p>Standard: At least one of the following shall be provided in each open space and/or recreation area (the Administrator of the Department of Community and Economic Development or designee may require more than one of the following elements for developments having more than one hundred (100) units):</p> <ul style="list-style-type: none"> (a) Courtyards, plazas, or multi-purpose open spaces; (b) Upper level common decks, patios, terraces, or roof gardens/pea-patches. Such spaces above the street level must feature views or amenities that are unique to the site and are provided as an asset to the development; (c) Pedestrian corridors dedicated to passive recreation and separate from the public street system; (d) Recreation facilities including, but not limited to, tennis/sports courts, swimming pools, exercise areas, game rooms, or other similar facilities; or (e) Children's play spaces that are centrally located near a majority of dwelling units and visible from surrounding units. They shall also be located away from hazardous areas such as garbage dumpsters, drainage facilities, and parking areas.
N/A	Standard: All buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses (excludes parking garage floorplate areas) shall provide pedestrian-oriented space.
N/A	<p>Standard: The pedestrian-oriented space for buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses shall include all of the following:</p> <ul style="list-style-type: none"> (a) Visual and pedestrian access (including barrier-free access) to the abutting structures from the public right-of-way or a nonvehicular courtyard; and (b) Paved walking surfaces of either concrete or approved unit paving; and (c) On-site or building-mounted lighting providing at least four (4) foot-candles (average) on the ground; and (d) At least three (3) lineal feet of seating area (bench, ledge, etc.) or one individual seat per sixty (60) square feet of plaza area or open space.

N/A	<p>Standard: The following areas shall not count as pedestrian-oriented space for buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses:</p> <p>(a) The minimum required walkway. However, where walkways are widened or enhanced beyond minimum requirements, the area may count as pedestrian-oriented space if the Administrator of the Department of Community and Economic Development or designee determines such space meets the definition of pedestrian-oriented space.</p> <p>(b) Areas that abut landscaped parking lots, chain link fences, blank walls, and/or dumpsters or service areas.</p>
✓	<p>Standard: Outdoor storage (shopping carts, potting soil bags, firewood, etc.) is prohibited within pedestrian-oriented space.</p>
<p>v. BUILDING ARCHITECTURAL DESIGN: Intent: To encourage building design that is unique and urban in character, comfortable on a human scale, and uses appropriate building materials that are suitable for the Pacific Northwest climate. To discourage franchise retail architecture.</p>	
<p>1. Building Character and Massing: Intent: To ensure that buildings are not bland and visually appear to be at a human scale; and ensure that all sides of a building, that can be seen by the public, are visually interesting. Guidelines: Building facades shall be modulated and/or articulated to reduce the apparent size of buildings, break up long blank walls, add visual interest, and enhance the character of the neighborhood. Articulation, modulation, and their intervals should create a sense of scale important to residential buildings.</p>	
✓	<p>Standard: All building facades shall include modulation or articulation at intervals of no more than forty feet (40'). Staff Comment: The scale of the building is similar to what is currently developed at the site and the existing structural layout minimized the opportunities for modulation of the façade. However, the proposed rehabilitated building would provide modulation and other architectural design details to meet the intent of the prescriptive standard. The building entry provides modulation on both the south and east facades and the applicant has proposed a combination of glazing and an opaque wall assembly with metal panels to provide details and interest in combination with the awning/overhang. Overall, the project would meet the intent of the standard and therefore staff recommends approval of the proposed modulation and architectural detailing.</p>
✓	<p>Standard: Modulations shall be a minimum of two feet (2') deep, sixteen feet (16') in height, and eight feet (8') in width. Staff Comment: See Comment above.</p>
N/A	<p>Standard: Buildings greater than one hundred sixty feet (160') in length shall provide a variety of modulations and articulations to reduce the apparent bulk and scale of the facade; or provide an additional special feature such as a clock tower, courtyard, fountain, or public gathering area.</p>
<p>2. Ground-Level Details: Intent: To ensure that buildings are visually interesting and reinforce the intended human-scale character of the pedestrian environment; and ensure that all sides of a building within near or distant public view have visual interest. Guidelines: The use of material variations such as colors, brick, shingles, stucco, and horizontal wood siding is encouraged. The primary building entrance should be made visibly prominent by incorporating architectural features such as a facade overhang, trellis, large entry doors, and/or ornamental lighting (illustration below). Detail features should also be used, to include things such as decorative entry paving, street furniture (benches, etc.), and/or public art.</p>	

✓	<p>Standard: Human-scaled elements such as a lighting fixture, trellis, or other landscape feature shall be provided along the facade's ground floor.</p>
✓	<p>Standard: On any facade visible to the public, transparent windows and/or doors are required to comprise at least 50 percent of the portion of the ground floor facade that is between 4 feet and 8 feet above ground (as measured on the true elevation).</p> <p>Staff Comment: All sides of the building would be visible to the public, as the building spans the Cedar River. The portions of the building located over the river were prioritized for windows as windows at these locations would provide the best visual access to the river. As such, the proposed design would meet the intent as landscaping and smaller windows are proposed along both the east and west elevations (facades facing Mill Ave. S and Liberty Park).</p>
N/A	<p>Standard: Upper portions of building facades shall have clear windows with visibility into and out of the building. However, screening may be applied to provide shade and energy efficiency. The minimum amount of light transmittance for windows shall be 50 percent.</p>
N/A	<p>Standard: Display windows shall be designed for frequent change of merchandise, rather than permanent displays.</p>
✓	<p>Standard: Where windows or storefronts occur, they must principally contain clear glazing.</p>
✓	<p>Standard: Tinted and dark glass, highly reflective (mirror-type) glass and film are prohibited.</p>
✓	<p>Standard: Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways are prohibited. A wall (including building facades and retaining walls) is considered a blank wall if:</p> <ul style="list-style-type: none"> (a) It is a ground floor wall or portion of a ground floor wall over 6 feet in height, has a horizontal length greater than 15 feet), and does not include a window, door, building modulation or other architectural detailing; or (e) Any portion of a ground floor wall has a surface area of 400 square feet or greater and does not include a window, door, building modulation or other architectural detailing. <p>Staff Comment: The project does have blank walls along the "East Elevation" which is the side along Liberty Park. Pursuant to the applicant these walls are blank in order to keep the glazing percentage realistic to comply with the energy code. From a design standpoint, windows were prioritized to be located over the river with a view to the river. However, this elevation has 15 feet of landscaping proposed in front of the blank walls, which would provide visual interest and would provide human-scale elements, meeting the intent of the standards.</p>
✓	<p>Standard: If blank walls are required or unavoidable, blank walls shall be treated with one or more of the following:</p> <ul style="list-style-type: none"> (a) A planting bed at least five feet in width containing trees, shrubs, evergreen ground cover, or vines adjacent to the blank wall; (b) Trellis or other vine supports with evergreen climbing vines; (c) Architectural detailing such as reveals, contrasting materials, or other special detailing that meets the intent of this standard; (d) Artwork, such as bas-relief sculpture, mural, or similar; or (e) Seating area with special paving and seasonal planting.
<p>3. Building Roof Lines: Intent: To ensure that roof forms provide distinctive profiles and interest consistent with an urban project and contribute to the visual continuity of the district. Guidelines: Building roof lines shall be varied and include architectural elements to add visual interest to the building.</p>	
N/A	<p>Standard: Buildings shall use at least one of the following elements to create varied and</p>

	<p><i>interesting roof profiles:</i></p> <ul style="list-style-type: none"> (a) Extended parapets; (b) Feature elements projecting above parapets; (c) Projected cornices; (d) Pitched or sloped roofs (e) Buildings containing predominantly residential uses shall have pitched roofs with a minimum slope of one to four (1:4) and shall have dormers or interesting roof forms that break up the massiveness of an uninterrupted sloping roof. <p>Staff Comment: The proposed project is a rehabilitation of an existing non-conforming structure. Adding any of the above roof lines would increase the degree of non-conformity and would therefore be prohibited. As such, no changes to the roof line are proposed.</p>
<p>4. Building Materials: <i>Intent: To ensure high standards of quality and effective maintenance over time; encourage the use of materials that reduce the visual bulk of large buildings; and encourage the use of materials that add visual interest to the neighborhood.</i> <i>Guidelines: Building materials are an important and integral part of the architectural design of a building that is attractive and of high quality. Material variation shall be used to create visual appeal and eliminate monotony of facades. This shall occur on all facades in a consistent manner. High quality materials shall be used. If materials like concrete or block walls are used they shall be enhanced to create variation and enhance their visual appeal.</i></p>	
✓	<p>Standard: All sides of buildings visible from a street, pathway, parking area, or open space shall be finished on all sides with the same building materials, detailing, and color scheme, or if different, with materials of the same quality.</p>
✓	<p>Standard: All buildings shall use material variations such as colors, brick or metal banding, patterns or textural changes.</p>
✓	<p>Standard: Materials shall be durable, high quality, and consistent with more traditional urban development, such as brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass and cast-in-place concrete.</p>
N/A	<p>Standard: If concrete is used, walls shall be enhanced by techniques such as texturing, reveals, and/or coloring with a concrete coating or admixture.</p>
N/A	<p>Standard: If concrete block walls are used, they shall be enhanced with integral color, textured blocks and colored mortar, decorative bond pattern and/or shall incorporate other masonry materials.</p>
✓	<p>Standard: All buildings shall use material variations such as colors, brick or metal banding, patterns, or textural changes.</p>
<p>vi. SIGNAGE: <i>Intent: To provide a means of identifying and advertising businesses; provide directional assistance; encourage signs that are both clear and of appropriate scale for the project; encourage quality signage that contributes to the character of the Urban Center and the Center Village; and create color and interest.</i> <i>Guidelines: Front-lit, ground-mounted monument signs are the preferred type of freestanding sign. Blade type signs, proportional to the building facade on which they are mounted, are encouraged on pedestrian-oriented streets. Alteration of trademarks notwithstanding, corporate signage should not be garish in color nor overly lit, although creative design, strong accent colors, and interesting surface materials and lighting techniques are encouraged.</i></p>	
Unknown at this time	<p>Standard: Entry signs shall be limited to the name of the larger development. Staff Comment: Signage has not yet been designed for the proposed project. The applicant would be required to submit a comprehensive signage package which complies with the standards of Design District 'A'. The signage package shall be submitted to and approved by the Current Planning Manager prior to sign permit approval, if proposed to change.</p>

<p>Unknown at this time</p>	<p>Standard: Corporate logos and signs shall be sized appropriately for their location. Staff Comment: Signage has not yet been designed for the proposed project. The applicant would be required to submit a comprehensive signage package which complies with the standards of Design District 'A'. The signage package shall be submitted to and approved by the Current Planning Manager prior to sign permit approval, if proposed to change.</p>
<p>N/A</p>	<p>Standard: In mixed use and multi-use buildings, signage shall be coordinated with the overall building design.</p>
<p>Unknown at this time</p>	<p>Standard: Freestanding ground-related monument signs, with the exception of primary entry signs, shall be limited to five feet (5') above finished grade, including support structure. Staff Comment: Signage has not yet been designed for the proposed project. The applicant would be required to submit a comprehensive signage package which complies with the standards of Design District 'A'. The signage package shall be submitted to and approved by the Current Planning Manager prior to sign permit approval, if proposed to change.</p>
<p>Unknown at this time</p>	<p>Standard: Freestanding signs shall include decorative landscaping (ground cover and/or shrubs) to provide seasonal interest in the area surrounding the sign. Alternately, signage may incorporate stone, brick, or other decorative materials as approved by the Director. Staff Comment: Signage has not yet been designed for the proposed project. The applicant would be required to submit a comprehensive signage package which complies with the standards of Design District 'A'. The signage package shall be submitted to and approved by the Current Planning Manager prior to sign permit approval, if proposed to change.</p>
<p>Unknown at this time</p>	<p>Standard: All of the following are prohibited: a. Pole signs; b. Roof signs; and c. Back-lit signs with letters or graphics on a plastic sheet (can signs or illuminated cabinet signs). Exceptions: Back-lit logo signs less than ten (10) square feet are permitted as area signs with only the individual letters back-lit (see illustration, subsection G8 of this Section). Staff Comment: Signage has not yet been designed for the proposed project. The applicant would be required to submit a comprehensive signage package which complies with the standards of Design District 'A'. The signage package shall be submitted to and approved by the Current Planning Manager prior to sign permit approval, if proposed to change.</p>
<p>G. LIGHTING: Intent: To ensure safety and security; provide adequate lighting levels in pedestrian areas such as plazas, pedestrian walkways, parking areas, building entries, and other public places; and increase the visual attractiveness of the area at all times of the day and night. Guidelines: Lighting that improves pedestrian safety and also that creates visual interest in the building and site during the evening hours shall be provided.</p>	
<p>Unknown at this time</p>	<p>Standard: Pedestrian-scale lighting shall be provided at primary and secondary building entrances. Examples include sconces on building facades, awnings with down-lighting and decorative street lighting. Staff Comment: A lighting plan was not provided with the application therefore staff could not verify compliance with the lighting standards. As such, staff recommends as a condition of approval that the applicant submit a site lighting plan for review and approval by the current planning project manager prior to building permit issuance. This comment would apply to all of the following standards under subsection G. Lighting.</p>
<p>Unknown at this time</p>	<p>Standard: Corporate logos and signs shall be sized appropriately for their location.</p>
<p>Unknown</p>	<p>Standard: Accent lighting shall also be provided on building facades (such as sconces) and/or</p>

at this time	<i>to illuminate other key elements of the site such as gateways, specimen trees, other significant landscaping, water features, and/or artwork.</i>
Unknown at this time	Standard: Downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075, Lighting, Exterior On-Site (i.e., signage, governmental flags, temporary holiday or decorative lighting, right-of-way-lighting, etc.).
d. PLANNED ACTION ORDINANCE AND DEVELOPMENT AGREEMENT COMPLIANCE AND CONSISTENCY: The proposal is not subject to a Planned Action or Development Agreement.	
e. OFF SITE IMPACTS:	
<p>Structures: <i>Restricting overscale structures and overconcentration of development on a particular portion of the site.</i></p> <p>The rehabilitated building would be located in the same location as the existing structure resulting in no change to the existing concentration of development at any particular location of the site. The updated building would remain compatible with the existing civic center located at Liberty Park.</p>	
<p>Circulation: <i>Providing desirable transitions and linkages between uses, streets, walkways and adjacent properties.</i></p> <p>The proposed project would not impact any of the existing streets, with the exception of minor utility installation. The applicant would be required to restore any temporary construction impacts to the existing street and/or sidewalks. The walkways located along the north and south side of the building would be restored following construction and would provide linkages between the building, public street, Liberty Park, and the Cedar River Trail.</p>	
<p>Loading and Storage Areas: <i>Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties.</i></p> <p>The existing parking areas are not proposed to change, however under existing conditions these areas are currently landscaped with mature vegetation. The applicant has indicated roof top equipment would be screened with a metal grating system (Exhibit 9). Also see Refuse and Recyclables discussion under Findings Sections 20.b.</p>	
<p>Views: <i>Recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features.</i></p> <p>The existing building is located over the Cedar River, which provides a significant public benefit by providing visual accessibility to this natural feature. The two facades that span the river are designed with translucent glazing, which allows for visual access inside and outside the building. In addition, the existing pedestrian crossing is proposed to remain, which also adds visual accessibility to the Cedar River.</p>	
<p>Landscaping: <i>Using landscaping to provide transitions between development and surrounding properties to reduce noise and glare, maintain privacy, and generally enhance the appearance of the project.</i></p> <p>See Landscaping discussion under Findings Section 20.b.</p>	
<p>Lighting: <i>Designing and/or placing exterior lighting and glazing in order to avoid excessive brightness or glare to adjacent properties and streets.</i></p> <p>New building and entry lighting would be included with the buildings rehabilitation. Lighting at the location needs to be balanced with the environmental considerations associated with the critical habitat provided in the Cedar River and the safety needs of a public library. As a part of the SEPA</p>	

Environmental Review, a mitigation measure was required that balanced the safety needs of lighting with the potential for impacts on the salmon. This mitigation measure requires shielding and cutoff of the lighting. A final lighting plan shall be submitted by the applicant as a condition of approval prior to building permit issuance.

f. ON-SITE IMPACTS:

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

The applicant has not proposed to change the placement of the existing building.

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

There are no changes proposed to the overall scale of the structure and/or its relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs.

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

The existing site is currently vegetated with ornamental landscaping and lawn areas in the vicinity of the existing structure. Scattered around the site are deciduous and coniferous trees/shrubs (see Wildlife and Stream sections for riparian vegetation information). The existing site contains 16 trees of which all will be retained with the exception of one 12-inch diameter Cherry tree located in the southeast corner of the site. The removed Cherry tree is proposed to be replaced with a 2-inch caliper River Birch tree. In addition, to the 12-inch Cherry tree, one street tree along Mill Ave. S is proposed to be removed. This is a result of the sanitary sewer line improvements required for the project. This tree would be replaced in the same location with a 2-inch caliper Northern Red Oak.

The applicant provided a Stream Study and Habitat Data Report prepared by Talasaea Consultants, Inc., dated February 28, 2013. The Stream Study concludes that there would be no direct impacts to the Cedar River, adjacent riparian habitat or State Shoreline area anticipated during or after construction, resulting in no net loss of ecological functions. This conclusion is based on the following reasons: 1) all work would occur within the footprint of the existing development for the library and would stay above the 100-year flood plain and above the OHWM; 2) the footprint of the existing disturbed/developed area within the shoreline zone would not be expanded as a result of the project; 3) all existing shoreline vegetation would remain intact; 4) portions of the existing library structure would be demolished which would result in a net reduction of approximately 1,700 square feet or 7 percent of the library structure's building itself and adjacent pedestrian bridge; 5) Best Management Practices (BMPs) would be implemented during construction to minimize temporary construction impacts to the aquatic environment; and 6) the project would comply with all applicable City ordinances including, but not limited to, stormwater management requirements, and those related to traffic, noise and aesthetics during and after construction.

The existing site topography consists of steep slopes along the north and south edges of the river channel. The grades of the river banks range from elevation 45 at the top of the slope to elevation 26 at the river bottom. Beyond the river banks, the site grades to the north and south of the buildings is relatively flat. The proposed grading is primarily a result of the requirement to install the below-grade concrete abutments, which would require 900 cubic yards of excavation and 360 cubic yards of fill. The concrete abutments avoid impacts to the existing natural features and do not impact existing site topography. All areas disturbed during construction are proposed to be restored with new pathways, landscaping, and/or plaza space.

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

See discussion under Findings Section 20.b, Landscaping

g. ACCESS:

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

The existing vehicular access and parking is not proposed to be changed. The current vehicular access to the site is via Mill Ave. S at two locations. Additionally, the building could be accessed via Liberty Park.

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

See Location and Consolidation discussion above. The pedestrian bridge would remain as it exists today to provide access from the parking lot to Liberty Park and from Liberty Park to the new library's main entrance. Sidewalks are currently developed along Mill Ave. S. This public sidewalk is proposed to be updated as a part of a 2014 City of Renton sidewalk improvement project and would not be included in the scope of the project. The project would restore any disturbed pedestrian walkways as a result of the construction and installation of the concrete abutments.

Loading and Delivery: Separating loading and delivery areas from parking and pedestrian areas.

No changes are proposed.

Transit and Bicycles: Providing transit, carpools and bicycle facilities and access.

There is an existing Metro transit stop along Mill Ave. S. which is served by the following Metro bus routes: 105, 143, 167, 342, 908, 909, 907, 240, 110. Bicycle parking facilities are provided in the form of bike racks near the main entrance of the building.

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

The existing pedestrian facilities are primarily identified to remain. The small portion that would be disturbed during construction would be restored. Under existing conditions pedestrian walkways connect the library to Mill Ave. S, Liberty Park, and the Cedar River Trail. The rehabilitated building would maintain all the existing connections.

h. OPEN SPACE: Incorporating open spaces to serve as distinctive project focal points and to provide adequate areas for passive and active recreation by the occupants/users of the site.

The applicant has incorporated an entry plaza to the building, located on the south side near the main entrance. This entry plaza serves as a distinctive project focal point. The plaza is proposed to incorporate benches and landscaping to allow for passive activities. In addition, the existing library is located across the Cedar River which allows for visual access to this distinct feature via both the windows incorporated in the buildings architectural design, but also via the pedestrian bridge which provides access to Liberty Park. Liberty Park provides both active and passive relational opportunities for the users of the library, including a playground, skate park, baseball fields, and access to the Cedar River trail among other amenities. The combination of the upgraded plaza space, pedestrian benches, landscaping,

and the associated Liberty Park would provide for the reaction needs of the users.

i. VIEWS AND PUBLIC ACCESS: *When possible, providing view corridors to shorelines and Mt. Rainier, and incorporating public access to shorelines.*

The proposed structure would not block view corridors to shorelines or Mt. Rainier. See discussion under Findings Section 20.e, Views.

j. NATURAL SYSTEMS: *Arranging project elements to protect existing natural systems where applicable.*

The Cedar River is located on site. The entire project would include the rehabilitation of an existing structure which does not propose to change the existing natural systems on site. The Cedar River would remain under the building and no new structural elements are proposed in the river.

k. SERVICES AND INFRASTRUCTURE: *Making available public services and facilities to accommodate the proposed use.*

Police and Fire: Police and Fire Prevention staff indicate that sufficient resources exist to furnish services to the proposed development; provided the existing use has not changed and the site of the building is primarily the same.

Water and Sewer: The site is served by the City of Renton for all utilities. There is an existing 8-inch water main in Mill Ave. S as well as on the northerly side of the triangular property. This site is located in the 196-water pressure zone. There is an 8-inch sewer main in Mill Ave. S with a manhole at the intersection with S 2nd Street. The existing sewer service connection extends southerly to this main. The fire hydrant and fire flow requirements for the proposed library are adequate as they exist.

A new sanitary sewer and water connection to the main located in Mill Ave. S are proposed as a part of the project.

Drainage: A drainage plan and drainage report was submitted with the site plan application. The report complies with the 2009 King County Surface Water Manual and the 2009 City of Renton Amendments to the KCSWM, Chapters 1 and 2. A final Technical Information Report is required with the building permit. There are existing storm water facilities in Bronson Way S, S 2nd Street, and Bronson Way N. All have outfalls to the Cedar River. The existing library building and parking lot also have outfalls directly to Cedar River in conformance with city standards and regulations.

Transportation: The existing vehicular access and parking is not proposed to be changed. The current vehicular access to the site is via Mill Ave. S at two locations. Additionally, the building could be accessed via Liberty Park. Because the building is currently a public library, there are no anticipated changes in impacts to the existing street system as a result of the facilities upgrades. Traffic is anticipated to remain the same as under existing conditions.

Schools: N/A

l. PHASING: The applicant is not requesting any additional phasing.

I. CONCLUSIONS:

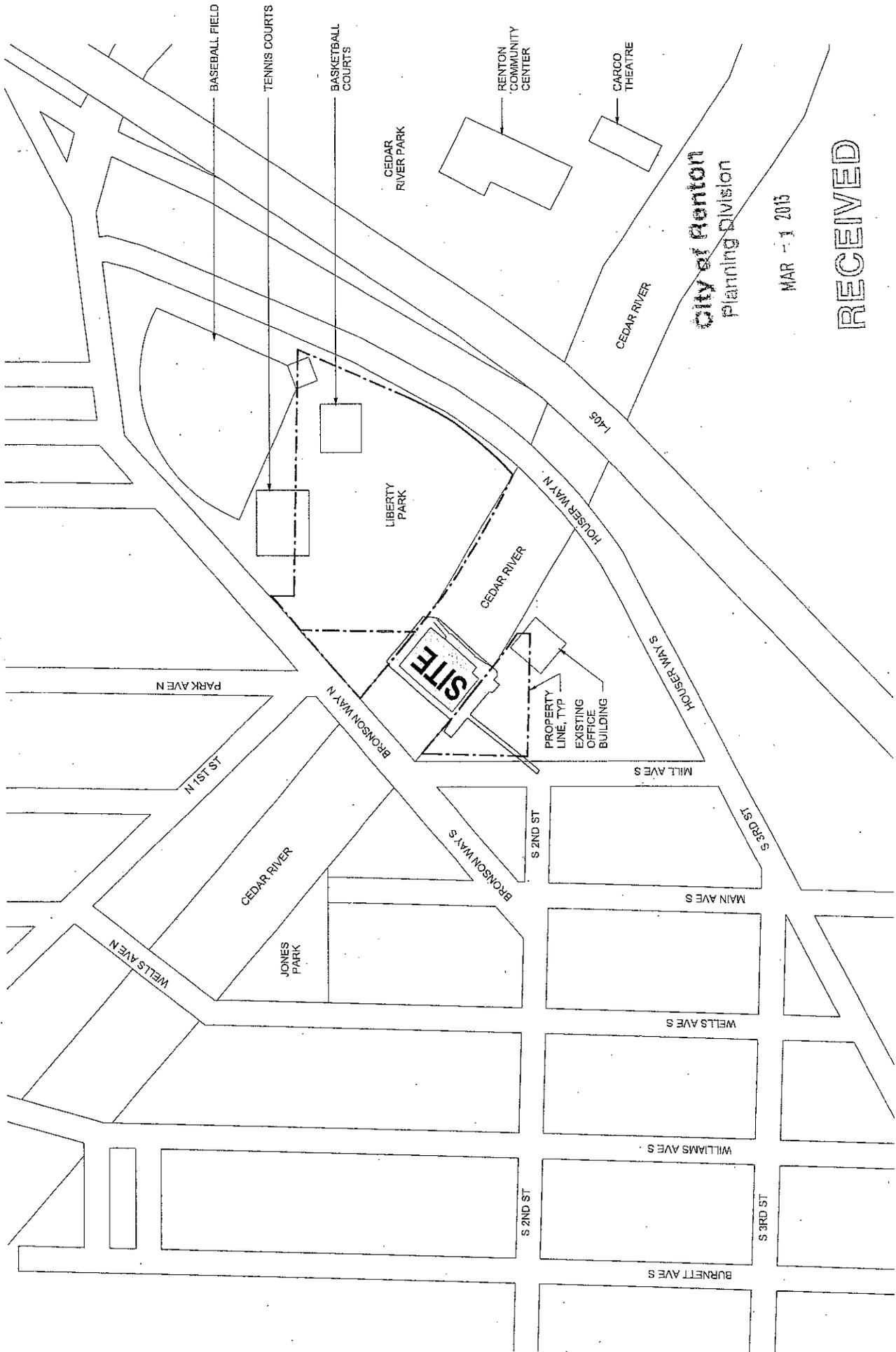
1. The proposal complies with the Site Plan Review Criteria if all conditions of approval are met.
2. The proposal is compliant and consistent with City of Renton plans, policies, regulations and approvals.
3. Staff does not anticipate any adverse impacts on surrounding properties and uses as long as the conditions of approval are complied with.

4. The proposed library use is anticipated to be compatible with existing and future surrounding uses as permitted in the CD zoning classification.
5. The scale, height and bulk of the proposed buildings are appropriate for the site.
6. Access and circulation has not been changed as a part of the subject proposal. The existing access has operated efficiently and safely at the subject site.
7. Proposed open spaces serve as distinctive project focal points and provide adequate areas for passive and active recreation by the users of the proposed facility.
8. There are adequate public services and facilities to accommodate the proposed use.
9. The proposed location is suited for the proposed use.
10. Parking for the proposed use has not proposed to be changed from the existing condition.
11. The proposed site plan ensures safe movement for vehicles and pedestrians.
12. New landscaping has been provided in all areas not occupied by buildings or paving and proposed to be disturbed for the subject project.
13. The project complies with the critical areas regulations.

J. RECOMMENDATIONS:

Staff recommends approval of the Site Plan for the Renton Library at Liberty Park, File No. LUA13-000255, ECF, SA-H, SM as depicted in Exhibits 3 through 13, subject to the following conditions:

1. The applicant shall comply with the 3 mitigation measures issued as part of the Determination of Non-Significance Mitigated, dated June 17, 2013 (Exhibit 14).
2. The applicant shall conduct a professional archaeological survey of the project area prior to any ground disturbing activities. Such survey shall be provided to the Planning Department and any recommendations which are included in the survey results shall be followed by the applicant.
3. A final detailed landscape plan shall be submitted for review and approval of the Current Planning Project Manager prior, to building permit issuance.
4. A detailed refuse and recycling plan shall be submitted with the building permit application identifying compliance with the minimum standards. The plan shall be reviewed and approved by the Current Planning Project Manager, prior to building permit issuance.
5. The applicant shall submit a site lighting plan for review and approval by the Current Planning Project Manager, prior to building permit issuance.



City of Renton
Planning Division

MAR -1 2015

RECEIVED

1 VICINITY MAP 1" = 200'

1" = 200'-0"

EXHIBIT 2



NO FOR CONSTRUCTION

RENTON LIBRARY AT LIBERTY PARK SITE PLAN REVIEW 100 MILL AVENUE SOUTH | RENTON, WA 98057 5.10.2013

No.	Description	Date

FLOOR PLAN
A-101

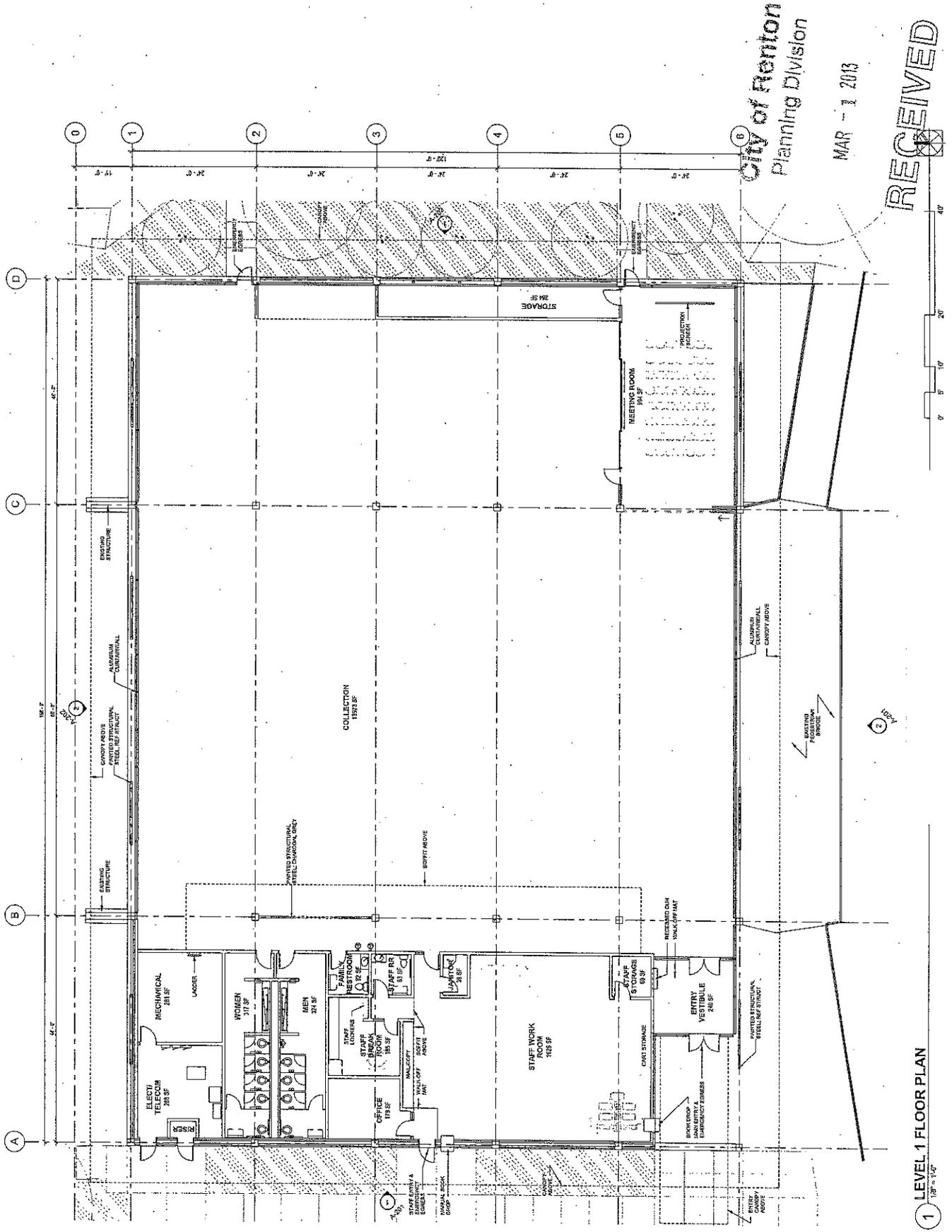


EXHIBIT 10

1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

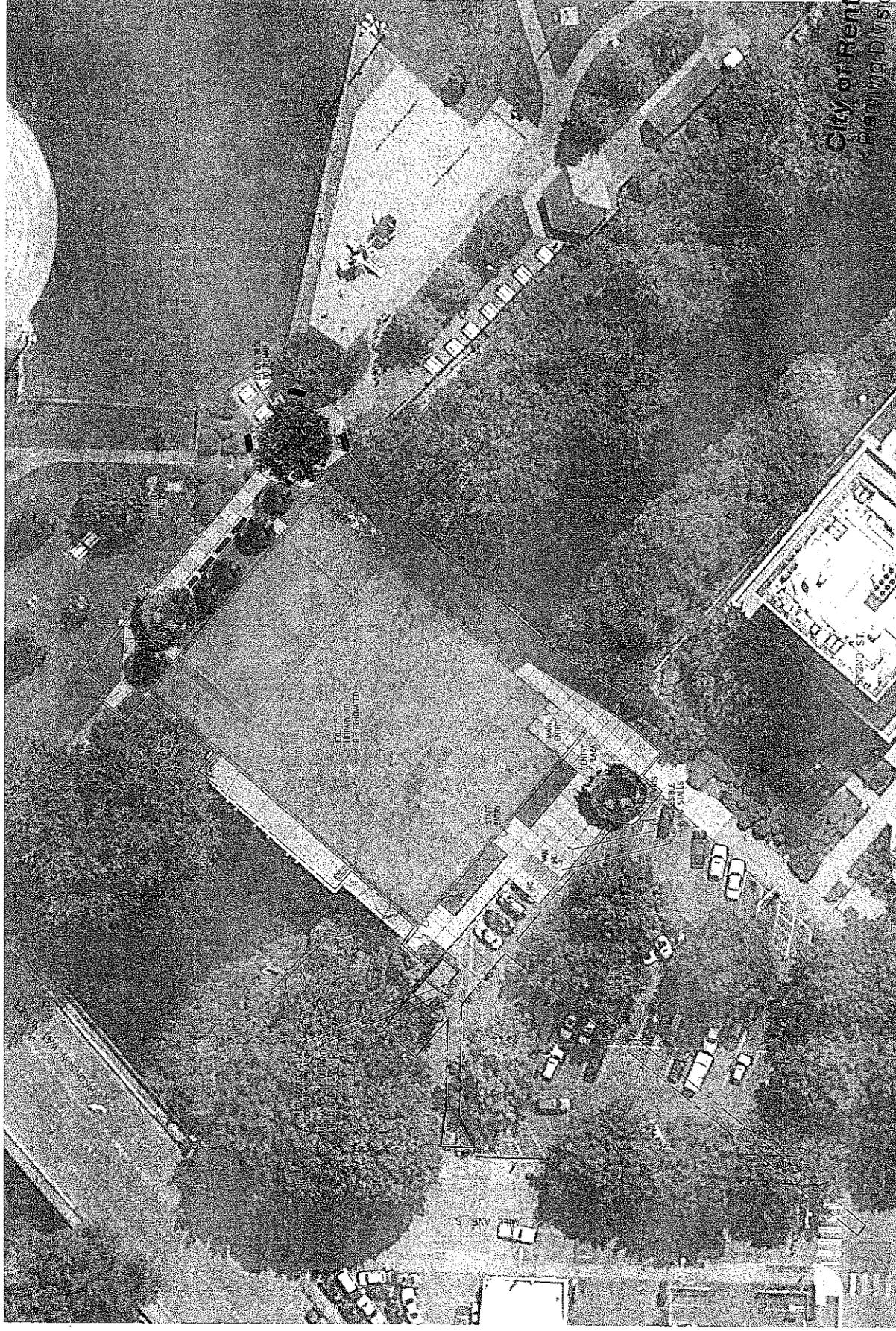
NOT FOR CONSTRUCTION

**RENTON LIBRARY
 AT LIBERTY PARK
 SITE PLAN REVIEW**
 100 MILL AVENUE SOUTH | RENTON, WA 98057
 5.10.2013

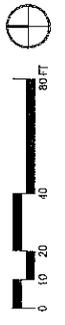
No.	Description	Date

Issue Date: 5.10.2013
 Drawn: [Name]
 Checked: [Name]
 MHP Project No.: 1000

ILLUSTRATIVE
 SITE PLAN
L0.00



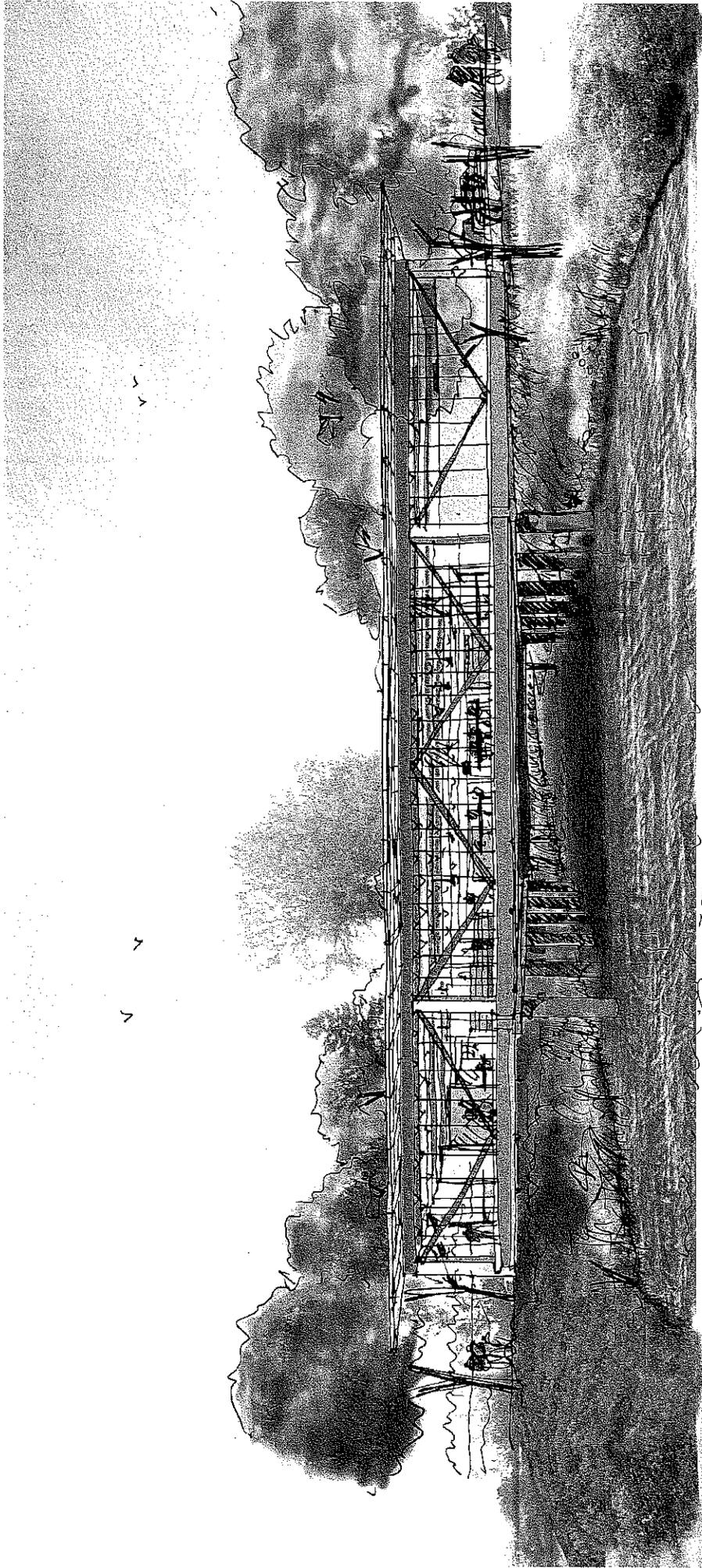
MAR 11 2013



1 ILLUSTRATIVE SITE PLAN
 SCALE: 1" = 20'0"

RECEIVED

EXHIBIT 12

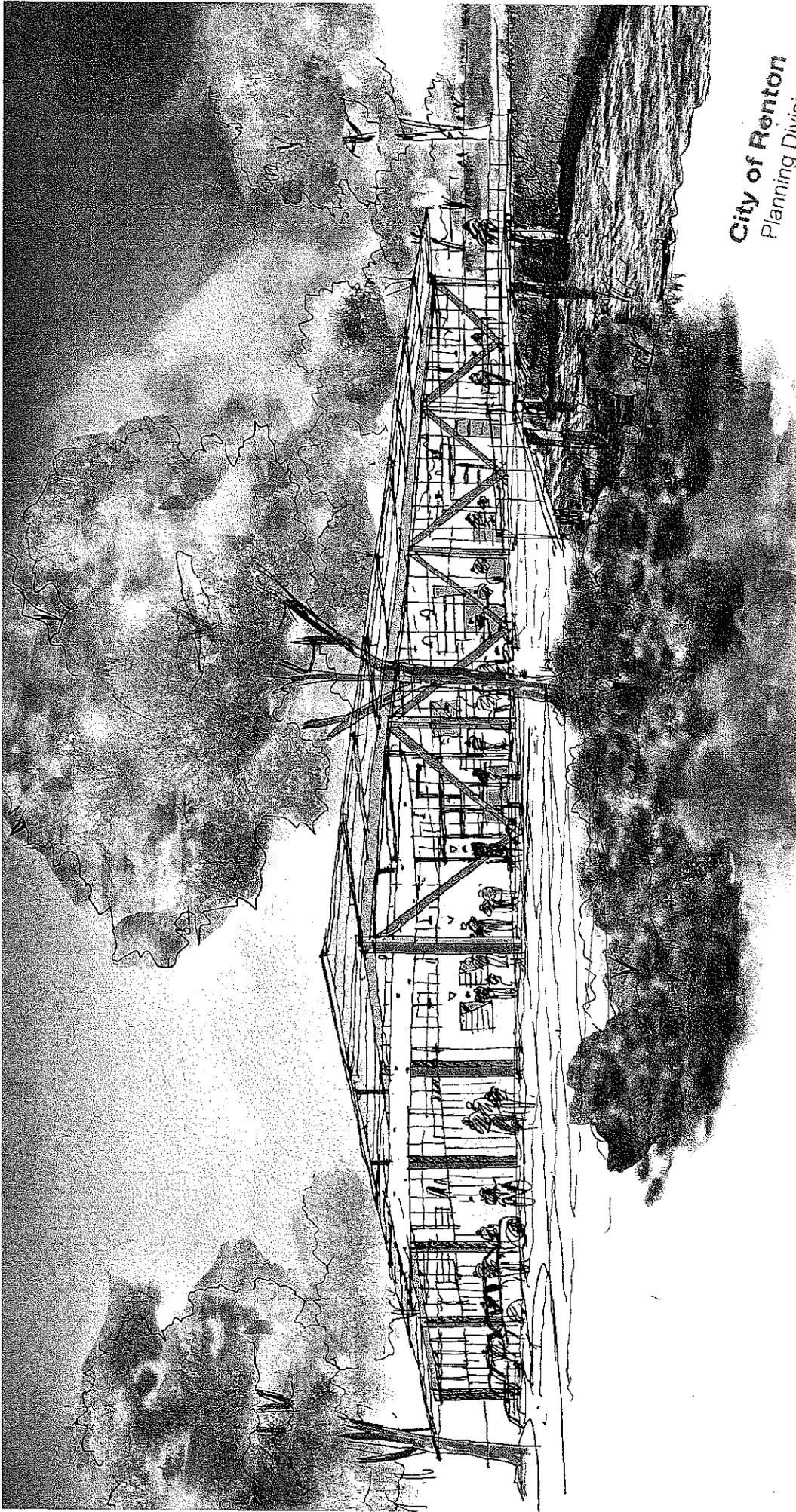


City of Renton
Planning Division

MAR - 1 2016

RECEIVED

EXHIBIT 13



City of Renton
Planning Division

MAR - 1 2013

RECEIVED

**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE
- MITIGATED (DNS-M)**

PROJECT NUMBER: LUA13-000255, ECF, SM, SA-H
APPLICANT: Greg Smith, King County Library System
PROJECT NAME: Renton Library at Liberty Park

EXHIBIT 14

PROJECT DESCRIPTION: The applicant is requesting SEPA Environmental Review, Hearing Examiner Site Plan Review, and a Shoreline Substantial Development Permit for the remodel of the existing Renton Main Library located at 100 Mill Ave. S. The 22,400 SF library is currently constructed over the Cedar River and is located across three different parcels including Liberty Park and the parking lot on the south side of the Cedar River. Overall, the area of work would impact 37,630 SF and the remodeled library would be 19,680 SF following renovations. The site's zoning is primarily Center Downtown (CD). The proposed improvements to the building would include seismic upgrades, demolition of existing building envelope, and installation of new envelope and associated site improvements. The existing vehicular access and parking is not proposed to be changed. All but one tree is proposed to be retained. The applicant submitted the following studies with the application: a Stream Study and Habitat Data Report, Regulated Material Survey, Geotechnical Engineering Study, Technical Information Report. The site is located in the Aquifer Protection Zone 1, flood hazard area, Shoreline of the state and a habitat conservation area.

PROJECT LOCATION: 100 Mill Avenue S
LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

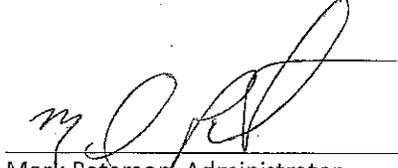
Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on July 5, 2013. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: June 21, 2013
DATE OF DECISION: June 17, 2013

SIGNATURES:


Gregg Zimmerman, Administrator
Public Works Department

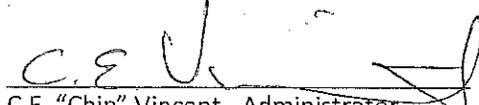
6/17/13
Date


Mark Peterson, Administrator
Fire & Emergency Services

6/17/13
Date


Terry Higashiyama, Administrator
Community Services Department

6/17/13
Date


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

6/17/2013
Date

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA13-000255, ECF, SM, SA-H
APPLICANT: Greg Smith, King County Library System
PROJECT NAME: Renton Library at Liberty Park

PROJECT DESCRIPTION: The applicant is requesting SEPA Environmental Review, Hearing Examiner Site Plan Review, and a Shoreline Substantial Development Permit for the remodel of the existing Renton Main Library located at 100 Mill Ave. S. The 22,400 SF library is currently constructed over the Cedar River and is located across three different parcels including Liberty Park and the parking lot on the south side of the Cedar River. Overall, the area of work would impact 37,630 SF and the remodeled library would be 19,680 SF following renovations. The site's zoning is primarily Center Downtown (CD). The proposed improvements to the building would include seismic upgrades, demolition of existing building envelope, and installation of new envelope and associated site improvements. The existing vehicular access and parking is not proposed to be changed. All but one tree is proposed to be retained. The applicant submitted the following studies with the application: a Stream Study and Habitat Data Report, Regulated Material Survey, Geotechnical Engineering Study, Technical Information Report. The site is located in the Aquifer Protection Zone 1, flood hazard area, Shoreline of the state and a habitat conservation area.

PROJECT LOCATION: 100 Mill Avenue S
LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. The applicant shall comply with the recommendations included in the Stream Study and Habitat Data Report, prepared by Talasaea Consultants, Inc., dated February 28, 2013 and revised May 10, 2013.
2. The applicant shall comply with the recommendations included in the Geotechnical Engineering Study prepared by GeoEngineers, dated December 20, 2012.
3. The applicant shall design and place lighting so that it is shielded from impacting the Cedar River and at the same time balances necessary lighting for site safety standards.

ADVISORY NOTES:

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.
2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. 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.

Plan Review – Sanitary Sewer:

1. Sewer service is provided by the City of Renton. There is an 8-inch sewer main in Mill Avenue South with a manhole at the intersection with South 2nd Street. The existing sewer service connection extends southerly to this main.
2. The project is required to cut and cap the existing side sewer at the property line as part of the demolition permit.

3. A new side sewer is shown on the preliminary drawings and shall be installed to the updated building as condition of the building permit.

Plan Review – Storm Drainage:

1. The FEMA approved 100-year base flood elevation at the Renton Library over the Cedar River is elevation 39.62 based upon the NAVD 88 Datum per the FEMA approved 2006 Cedar River Letter of Map Revision (LOMR) Case No. 06-10-B596P.
2. The Library is located over the floodway of the Cedar River and any work within the floodplain or the floodway would have to comply with City adopted flood hazard regulations in the Critical Areas Ordinance and FEMA National Flood Insurance Program regulations. This also includes compliance with the National Marine Fisheries Biological Opinion Reasonable and Prudent Alternatives regarding the National Flood Insurance Program compliance with the Endangered Species Act, as they relate to development in the FEMA floodplain.
3. FEMA regulations require that when a structure is located in the 100-year floodplain, any substantial improvements (i.e. when cost of improvements exceeds 50% of the appraised value of the structure) require the structure to be brought up to current floodplain development standards. Any improvements within the floodplain or floodway, such as placement of fill, piers or supports as part of the seismic retrofit work within the floodplain or floodway, will need to comply with FEMA floodplain requirements.
4. The applicant must show the 100-year base flood elevation (39.62 NAVD 88 Datum) on the construction plans.
5. A drainage plan and drainage report was submitted with the site plan application. The report complies with the 2009 King County Surface Water Manual and the 2009 City of Renton Amendments to the KCSWM, Chapters 1 and 2. A final TIR is required with the building permit.

Plan Review – Transportation/Street:

1. A 12-foot sidewalk with cut-outs for street trees is not required to be constructed with the project.
2. A traffic study was not required for this project as the use is the same with a smaller building.

Plan Review – General Comments:

1. All construction 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. Separate permits are required for the water meter installation, side sewer connection, and storm water connection.

Fire:

1. The fire hydrant and fire flow requirements for the proposed library are adequate as they exist.
2. The existing automatic fire sprinkler system will be required to be modified for any tenant improvement work.
3. The existing fire department apparatus access roads are adequate.
4. The existing automatic fire alarm system shall be replaced with an all new system as the existing system cannot meet current fire code requirements. System shall be fully addressable and full detection is required.
5. Exiting shall meet all current building and fire code requirements.

Police:

Recommendations: Due to the renovation vs. new construction, this review would be better served by a security survey following the completion of the improvement project. CFS would remain about the same since there will be no additional structural space added.

**AGENCY (DOE) LETTER MAILING
(ERC DETERMINATIONS)**

Dept. of Ecology ** Environmental Review Section PO Box 47703 Olympia, WA 98504-7703	WDFW - Larry Fisher* 1775 12th Ave. NW Suite 201 Issaquah, WA 98027	Muckleshoot Indian Tribe Fisheries Dept. * Attn: Karen Walter or SEPA Reviewer 39015 - 172 nd Avenue SE Auburn, WA 98092
WSDOT Northwest Region * Attn: Ramin Pazooki King Area Dev. Serv., MS-240 PO Box 330310 Seattle, WA 98133-9710	Duwamish Tribal Office * 4717 W Marginal Way SW Seattle, WA 98106-1514	Muckleshoot Cultural Resources Program * Attn: Ms Melissa Calvert 39015 172 nd Avenue SE Auburn, WA 98092-9763
US Army Corp. of Engineers * Seattle District Office Attn: SEPA Reviewer PO Box C-3755 Seattle, WA 98124	KC Wastewater Treatment Division * Environmental Planning Supervisor Ms. Shirley Marroquin 201 S. Jackson ST, MS KSC-NR-050 Seattle, WA 98104-3855	Office of Archaeology & Historic Preservation* Attn: Gretchen Kaehler PO Box 48343 Olympia, WA 98504-8343
Boyd Powers * Depart. of Natural Resources PO Box 47015 Olympia, WA 98504-7015		
KC Dev. & Environmental Serv. Attn: SEPA Section 900 Oakesdale Ave. SW Renton, WA 98055-1219	City of Newcastle Attn: Steve Roberge Director of Community Development 13020 Newcastle Way Newcastle, WA 98059	City of Kent Attn: Mr. Fred Satterstrom, AICP Acting Community Dev. Director 220 Fourth Avenue South Kent, WA 98032-5895
Metro Transit Senior Environmental Planner Gary Kriedt 201 South Jackson Street KSC-TR-0431 Seattle, WA 98104-3856	Puget Sound Energy Municipal Liaison Manager Joe Jainga PO Box 90868, MS: XRD-01W Bellevue, WA 98009-0868	City of Tukwila Steve Lancaster, Responsible Official 6200 Southcenter Blvd. Tukwila, WA 98188
Seattle Public Utilities Real Estate Services Attn: SEPA Coordinator 700 Fifth Avenue, Suite 4900 PO Box 34018 Seattle, WA 98124-4018		

*Note: If the Notice of Application states that it is an "Optional DNS", the marked agencies and cities will need to be sent a copy of the Environmental Checklist, Site Plan PMT, and the Notice of Application.

**Department of Ecology is emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice to the following email address: sepaunit@ecy.wa.gov

Vanessa Dolbee

From: Griffith, Greg (DAHP) <Greg.Griffith@DAHP.WA.GOV>
Sent: Wednesday, June 26, 2013 4:26 PM
To: Vanessa Dolbee
Cc: Kaehler, Gretchen (DAHP); Kramer, Stephenie (DAHP)
Subject: Library Comment Letter
Attachments: 1053_001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you Vanessa for taking the time to talk about the attached letter in pdf format. I appreciate your consideration of our comments, which we understand come to you after the SEPA comment time period has ended. Let Gretchen or myself know if you have any follow-up questions.

Thanks

Greg Griffith
Deputy State Historic Preservation Officer
Washington State Dept. of Archaeology & Historic Preservation
360-586-3073
greg.griffith@dahp.wa.gov
My regularly scheduled office hours are Monday thru Friday, 8:00 am to 5:00 pm

The Washington State Historic Preservation Plan is being updated. Contact me to get involved!

EXHIBIT 17



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

June 25, 2013

Greg Smith
King County Library System
960 Newport Way NW
Issaquah, WA 98027

City of Renton
Planning Division

JUN 26 2013

Vanessa Dolbee, Planner
City of Renton
1055 S. Grady Way
Renton, WA 98057

RECEIVED

In future correspondence please refer to:

Log: 062013-03-KI

Property: Renton Library - LUA 13-000255, ECF, SM, SA-H

Re: Archaeology - Survey Requested

Dear Mr. Smith and Ms. Dolbee:

We have received the City of Renton's DNS-M materials for the proposed project referenced above. Question #13 of the SEPA checklist was missing information relevant to your review of the project.

There are 10 recoded archaeological and historical resources within one mile of the project area, and several within less than ½ mile. Seven of these are archaeological sites and/or cemeteries. The Cedar River area has extremely high potential for archaeological resources. In the past, you may remember other projects in Renton that encountered archaeological resources during construction and experienced delays, including the High School and Henry Moses Aquatic Center. In order to avoid such complications during this project, a professional archaeological survey of the project area should be conducted prior to ground disturbing activities. This will identify and archaeological resources present and allow you to make plans to appropriately avoid, protect or conduct mitigation if impacts are necessary. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

In addition to the comments above regarding archaeological resources, we note that the existing library building has drawn DAHP's interest from a historic architectural standpoint in being a good example of mid-20th Century modern architecture and landscape architecture. In the post-World War II era, the Library's modernist style and bold plan spanning the Cedar River clearly evoked the image of Renton as a growing, progressive city. As a result of the building being a good local example of this style and time-period, DAHP also recommends the Library Board, the City, and other interested partners explore ways to capture the building's contribution to local history into planning for the new building. This could happen through interpretive displays, landscaping, art, and perhaps recycling building elements in the Library's plans.



In closing, just a reminder that if any federal funds or permits are involved, Section 106 of the National Historic Preservation Act, (as amended), and its implementing regulations, 36CFR800, must be followed. This is a separate process from SEPA and requires formal government-to-government consultation with the affected Tribes and this agency.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me at (360) 586-3088 or Gretchen.Kaehler@dahp.wa.gov.

Sincerely,



Gretchen Kaehler
Local Governments Archaeologist
(360) 586-3088
Gretchen.kaehler@dahp.wa.gov

cc: Laura Murphy
Steve Mullen-Moses
Dennis Lewarch
Cecile Hansen
Charlie Sundberg
Phil Letourneau



Vanessa Dolbee

From: Chris Moore <cmoore@preservewa.org>
Sent: Friday, June 21, 2013 9:40 PM
To: Vanessa Dolbee
Subject: Renton Library
Attachments: 062013-03-KI_062013.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Vanessa,

Would you please forward the message below, with the attachment, to Chip Vincent. The only email I could find for him was an online form that does not allow attachments. He should have received the text below, but I'd like him to see the attached letter as well.

And one other question for you – with the in-water work proposed for the library, has the Army Corps of Engineers been contacted to determine if a permit is needed from them?

Thanks Vanessa – I'm sure we'll touch base when I'm back in the office on July 1.

Best,
Chris

Hi Chip,

Sorry to be emailing on a Friday night, but I am out of town next week and wanted to be sure you received this message.

When we spoke on Wednesday I mentioned that my interest in the Renton Library project was based on inquiries we received regarding the historic nature of the building. Under question 13 on the SEPA checklist, the question dealing with historic and cultural resources, the form indicated that none were present on the site.

Yet yesterday I was copied on a letter from the state historic preservation office to the Friends of Cedar River Library that the library, along with the surrounding park and civic campus, is eligible for listing in the National Register of Historic Places (as I am unable to attach the letter to this form email, I will send it to Vanessa).

Given this, it would be our hope that efforts were made to rehabilitate the existing library in a manner that is historically appropriate and would retain the structure's National Register-eligibility.

Short of this, we would at least expect the MDNS for the project to be revised to include mitigation measures for loss of the historic structure. Such measures should include, but are not limited to, documentation of the library and National Register-eligible site, retention of certain features of the library, including character-defining features present in the interior, and a survey of other post-war resources in Renton to better understanding the legacy of the city's built environment.

As mentioned, I will be returning to my office July 1. I'd be happy to discuss these ideas further at that time.

Best,

Chris Moore
Field Director
WA Trust for Historic Preservation

CHRIS MOORE | FIELD DIRECTOR
WASHINGTON TRUST FOR HISTORIC PRESERVATION
STIMSON-GREEN MANSION
1204 MINOR AVENUE
SEATTLE, WA 98101
206.624.9449 (O)
206.930.5067 (C)
206.624.2410 (F)
cmoore@preservewa.org
www.preservewa.org



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

Nicola Robinson, Treasurer
Citizens to Save the Cedar River Library
PO Box 1483
Renton, WA 98057-1483

City of Renton
Planning Division

June 20, 2013

JUN 21 2013

In future correspondence please refer to:
Log: 062013-03-KI
Property: Renton Library & City Hall - DOE
Re: Determined Eligible

RECEIVED

Dear Ms. Robinson:

Thank you for contacting our office. This is a follow up to your request to evaluate the eligibility of the downtown library building in Renton for potential listing on the National Register of Historic Places.

After touring the site and conducting some additional research on my end regarding the construction of the library, I have determined that the building is ELIGIBLE for listing on the National Register of Historic Places. While the structure is not quite 50 years old, I believe that the building has exceptional significance in terms of its direct connection to the growth and development of the city of Renton in the post WWII era, as well as being a representative example of the noted architectural local architectural firm of Johnson-Campanella, who greatly shaped the built environment in Renton during the mid to late 20th century.

Note that the library is eligible as part of a larger complex (a small historic district) which includes the said building, the City Hall and the surrounding landscape elements designed by noted landscape architect Glen Hunt.

I look forward to working with you on your effort to develop a National Register nomination for these properties. If listed, these would be the first National Register listed resources in Renton; an exciting prospect. National Register listing is strictly honorary with the goal of raising the public profile, celebrating the history, and formally documenting the building(s). Also note that for publically owned properties, owner consent is not required for listing.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer. Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,

Michael Houser
State Architectural Historian
(360) 586-3076
michael.houser@dahp.wa.gov

CC: Chris Moore, WA Trust For Historic Preservation



From: Karen Walter <KWalter@muckleshoot.nsn.us>
Sent: Wednesday, June 12, 2013 2:16 PM
To: Vanessa Dolbee
Cc: Fisher, Larry D (DFW)
Subject: Renton Library at Liberty Park, LUA13-000255, ECF, SM, SA-H, Notice of Application and Proposed Determination of Non-Significance, Mitigated

Follow Up Flag: Follow up
Flag Status: Completed

Vanessa,

We have reviewed the Notice of Application materials for the Renton Library redevelopment project referenced above. This project will remodel the existing library located over the Cedar River. When we met with City staff and the consulting team in February 2013, we identified several issues for this project as noted below and offer recommendations where we can based on the information reviewed to date:

1. Artificial lighting- The checklist and the Critical Areas Report (CAR) discuss how the project will seek to reduce artificial lighting impacts in several ways. In addition to the measures proposed, we also recommend that the City use light bulbs which reduce artificial lighting opportunities to the Cedar River or nighttime sky. Previously, we provided information to City public Works staff about potential light bulb options that could be used. We also request a copy of the detailed site lighting plan for our review which is proposed to be part of the final construction plans.
2. Stormwater- We need additional information about the details as to how stormwater will be managed from redeveloped site, particularly for water quality. We request a copy of the Technical Information Report which likely contains the stormwater management details.
3. Wood management plan- At the February meeting, we indicated that the site should develop a wood management plan to deal with any wood that may approach or be entrained by the existing concrete piling in the Cedar River. This issue was not addressed in CAR. Wood management is needed to ensure that wood is not removed from the Cedar River or its banks unless it is absolutely necessary. Wood is shown being near the site from the photos the City provided in February. Wood may no longer be on or adjacent to the site with winter floods; however, the City should plan on wood transported to and through the site with time and future floods. It is timely to develop a wood management plan now as part of the redeveloped library. Please note that Boeing developed a wood management plan for its Cedar River bridges. We recommend that the City review it for applicability to the library site.
4. Gabion baskets- We understand that there is no bank work or modifications to the existing gabion baskets used to stabilize the river banks located on the site. Gabion baskets are subject to failure when exposed to streambed scour flows, requiring require repair or replacement with some regularity. When they fail, they can adversely affect fish habitat by adding angular rock to the stream channel that can create beneficial habitat spaces for sculpin and other salmon predators. In addition, the broken metal baskets can entrap adult salmon causing injury or mortality. In the course of a tagging study that included sonic tags, MITFD staff found dozens of live and dead adult salmon an arm's length from the bank inside several failed gabion baskets in the lower Cedar project reach. These fish presumably were seeking hiding cover or slow velocity resting places and were unable to complete their migration and spawning cycle in the Cedar River. The gabions also create poor salmon habitat conditions in the lower Cedar River by eliminating the complex natural stream bank habitats characterized by low-velocity areas, vegetation, pools, and undercut banks that are preferred by juvenile and adult salmon and reducing bank sources for spawning gravel. When the gabion baskets in the project area need repair, other alternatives that provide bank stability and improve habitat conditions for salmon should be pursued.
5. Construction Noise- The project should seek to minimize disturbance to spawning sockeye and Chinook in the vicinity from construction activity, particularly any piling driving activity that may be needed.
6. Shoreline mitigation- We recognize that the project needs to comply with the City's Vegetation Conservation provisions from the Shoreline Master Program and there are limited opportunities to meet the 100-foot vegetated

shoreline buffer requirement. Per the CAR, the applicant is proposing to pay an "in-lieu-fee" to the City's Vegetation Conservation Fund, which needs to be set up. Further, the CAR identifies several potential sites and actions on page 14 where the in-lieu fee could be spent. We are keenly interested in seeing the lower Cedar River's riparian areas enhanced and request the opportunity to work closely with City staff for this project, as well as, the overall framework approach to implement the in-lieu program. For this project's in-lieu proposal, we would like to work with the City to verify the extent of the impact area; the proposed fee amount; and the mitigation project area. For example, the \$1.25 per square foot rate may be too low and only cover the costs of acquiring and planting plants which may not be sufficient to actually plant areas if easements, acquisitions, and permits are needed. Once a rate is accepted by the City it is likely that others will seek to use the same rate, so it is important to ensure that the in-lieu rate is sufficient to cover all of the mitigation project costs.

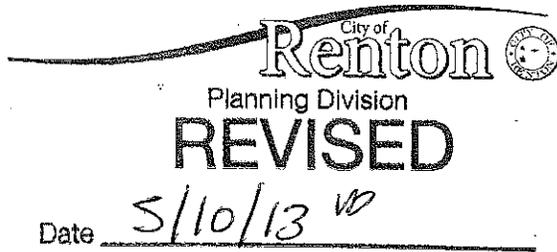
We appreciate the opportunity to review this proposal and look forward to the City's responses and coordination. Please let me know if you have any questions.

Thank you,
Karen Walter
Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116*

STREAM STUDY AND HABITAT DATA REPORT

**RENTON LIBRARY AT LIBERTY PARK
RENTON, WASHINGTON**



Prepared For:

KING COUNTY LIBRARY SYSTEM
Issaquah, Washington

Prepared By:

TALASAEA CONSULTANTS, INC.
Woodinville, Washington

28 February 2013
Revised 10 May 2013

City of
Renton

Planning Division

REVISED

Date

5/10/13

ENGINEERING REPORT

Technical Information Report

Renton Library at Liberty Park

Site Plan Review Submittal
May 10th, 2013

EXHIBIT 20

~~City of Renton
Planning Division~~

~~MAR 11 2013~~

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PREPARED FOR:

City of Renton
1055 S. Grady Way
Renton, WA 98057
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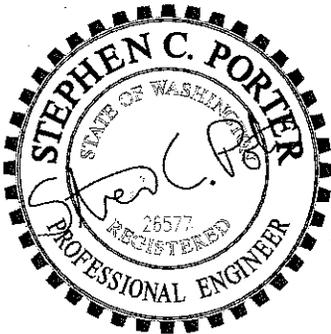
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Geotechnical Engineering Services

Liberty Park Library
Renton, Washington

for
King County Library System

December 20, 2012

City of Renton
Planning Division

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