



NOT FOR CONSTRUCTION

RENTON LIBRARY

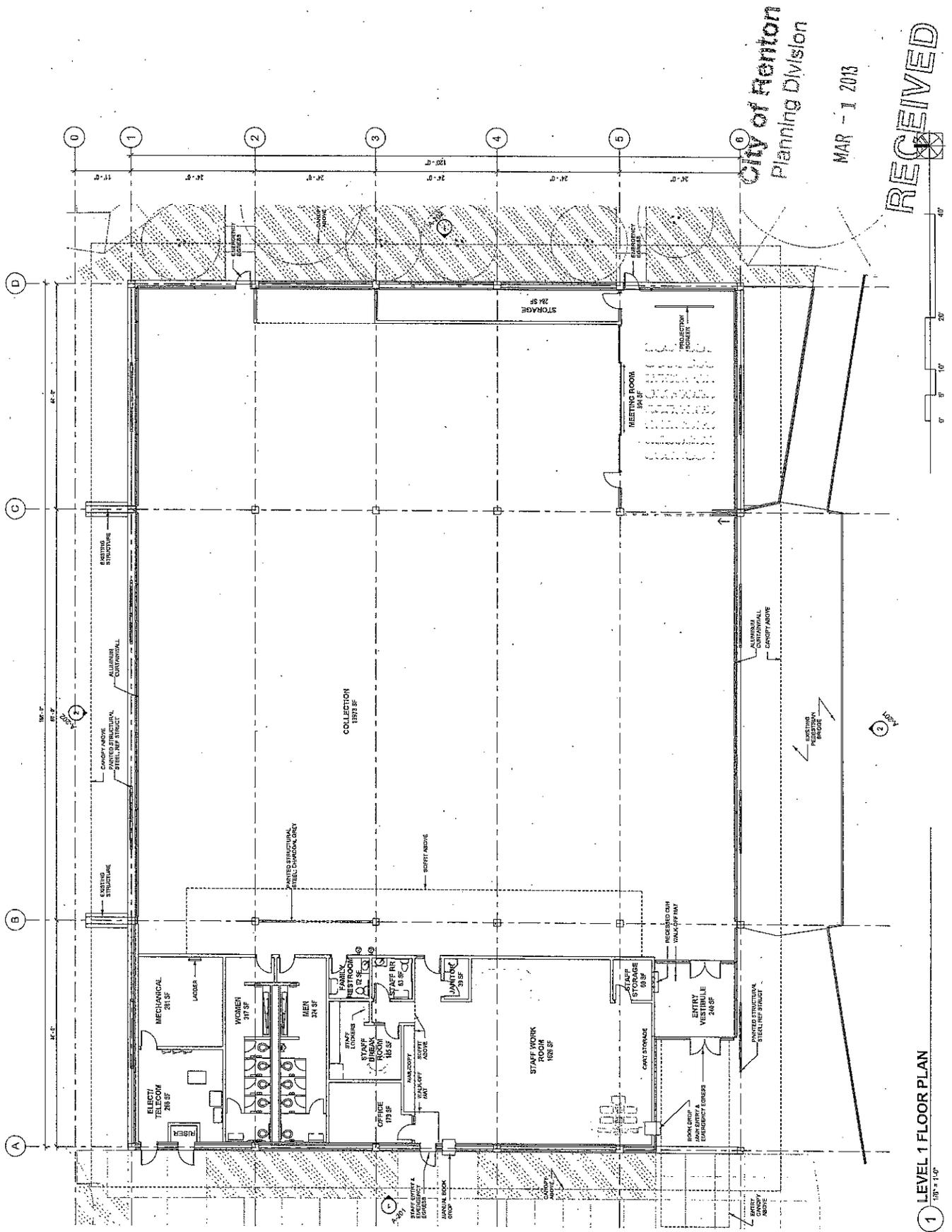
AT LIBERTY PARK

100 MILL AVENUE SOUTH | RENTON, WA 98057
SITE PLAN REVIEW
5.10.2013

No.	Description	Date

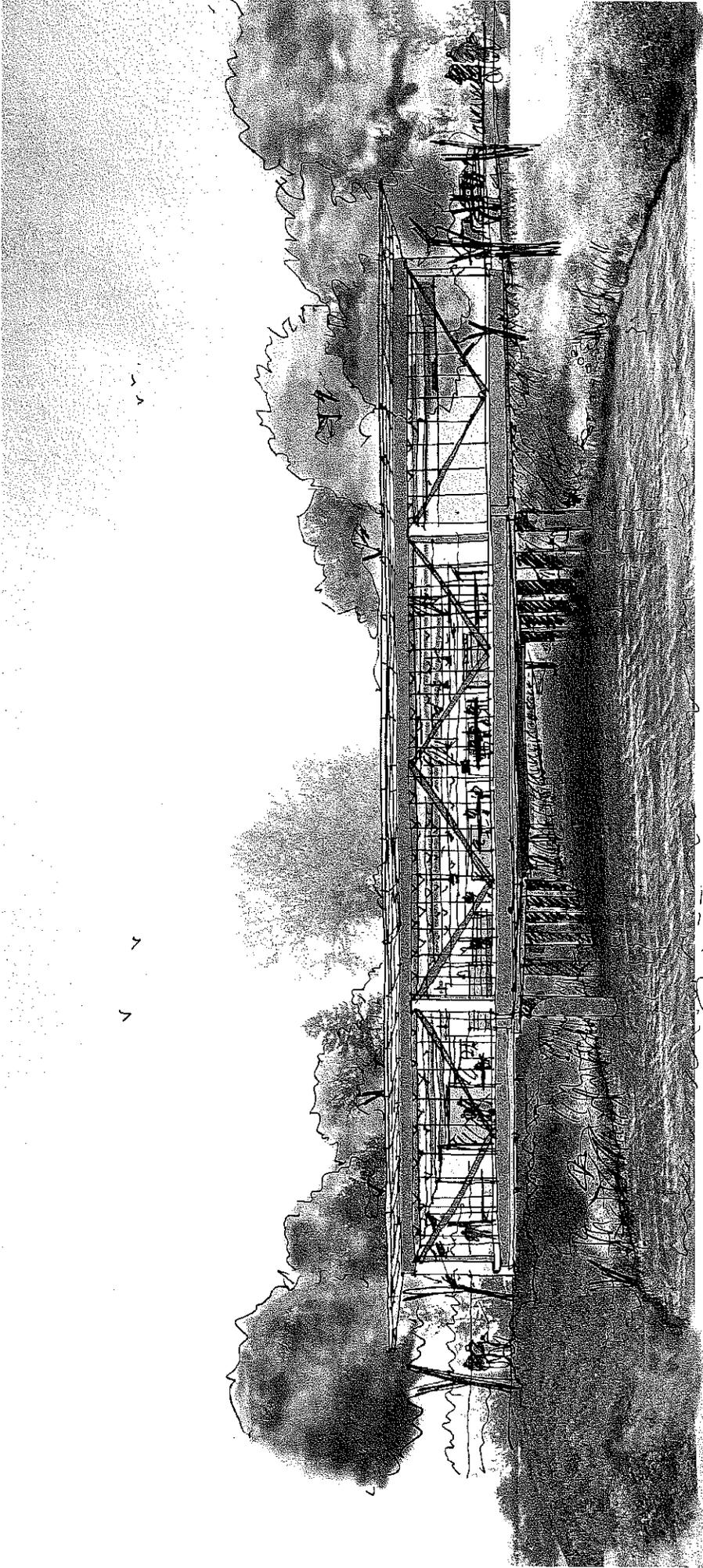
Issue Date: 5.10.2013
 Drawn: [Signature]
 Check: [Signature]
 Mill Project No.: 1007

FLOOR PLAN
A-101



City of Renton
Planning Division
MAR - 1 2013
RECEIVED

1 LEVEL 1 FLOOR PLAN
100' x 140'

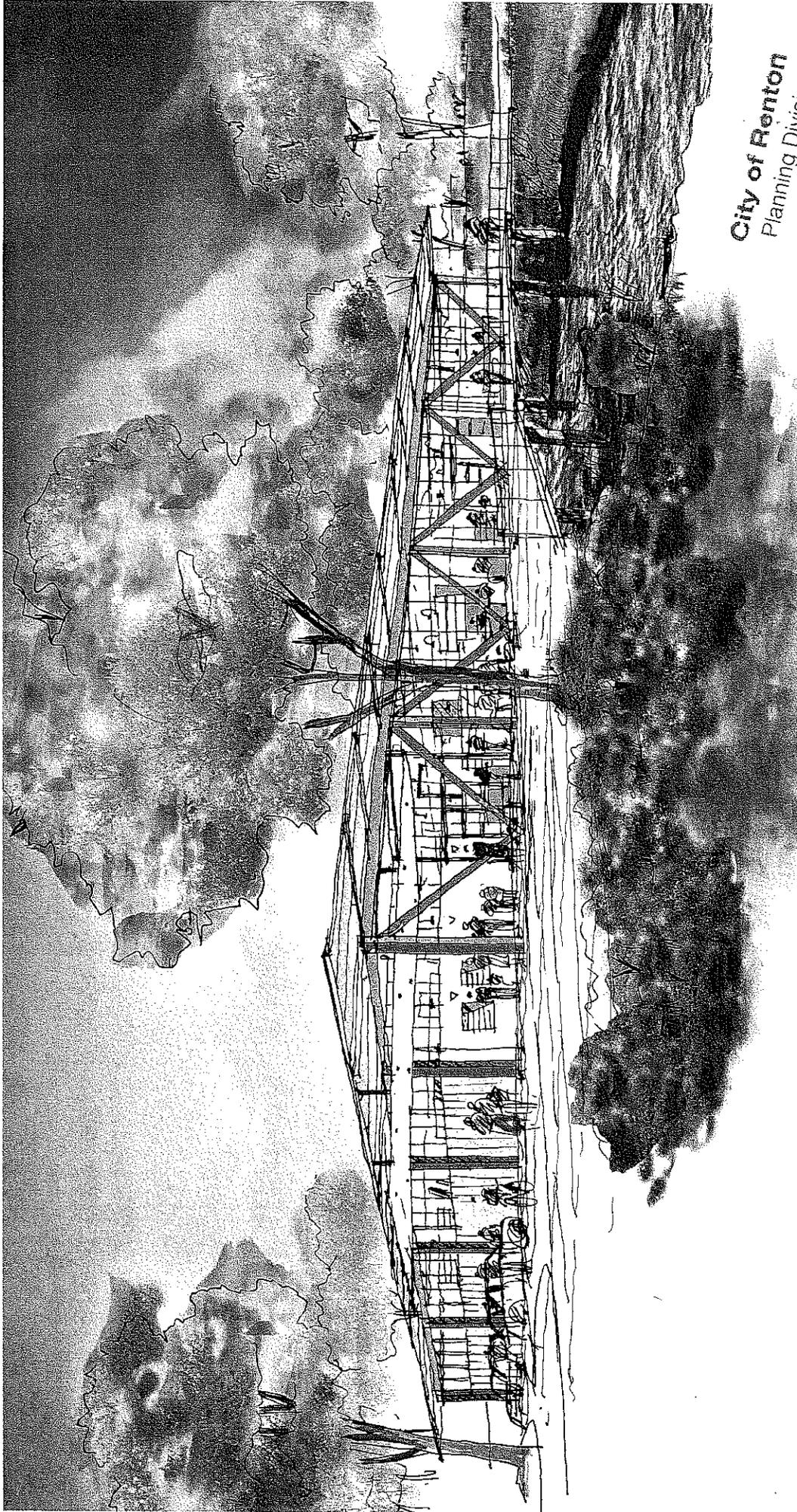


City of Renton
Planning Division

MAR - 1 2016

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EXHIBIT 13



City of Renton
Planning Division

MAR - 1 2013

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**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

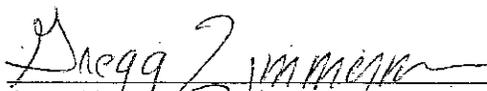
The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review 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.

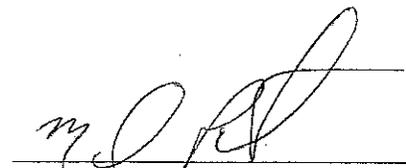
PUBLICATION DATE: June 21, 2013

DATE OF DECISION: June 17, 2013

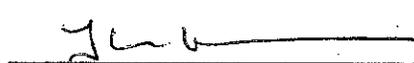
SIGNATURES:


Gregg Zimmerman, Administrator
Public Works Department

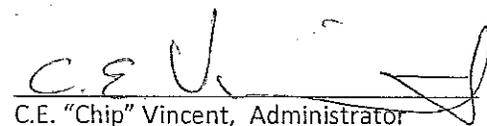
6/17/13
Date


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. Existing 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.

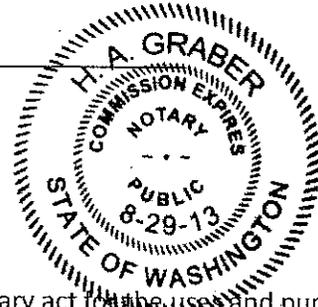
CITY OF RENTON
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PLANNING DIVISION
AFFIDAVIT OF SERVICE BY MAILING

On the 21st day of June, 2013, I deposited in the mails of the United States, a sealed envelope containing ERC Determination documents. This information was sent to:

Name	Representing
Agencies	See Attached
Maaike Post	Contact
Greg Smith	Applicant
City of Renton	Owner
David Keyes	Party of Record
Teri Hallauer	Party of Record
Beth Asher	Party of Record

(Signature of Sender): Stacy M Tucker

STATE OF WASHINGTON)
) SS
 COUNTY OF KING)



I certify that I know or have satisfactory evidence that Stacy M. Tucker signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 21, 2013

H A Graber

Notary Public in and for the State of Washington

Notary (Print): H A Graber

My appointment expires: August 29, 2013

Project Name:	Renton Library at Liberty Park
Project Number:	LUA13-000255, ECF, SM, SA-H

EXHIBIT 16

**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.

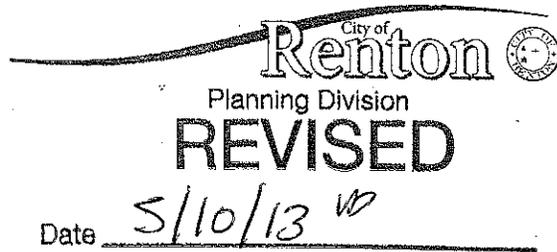
We appreciate the opportunity to review this proposal and look forward to the City's responses and coordination. Please let me know if you have any questions.

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 1 2013

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PREPARED FOR:

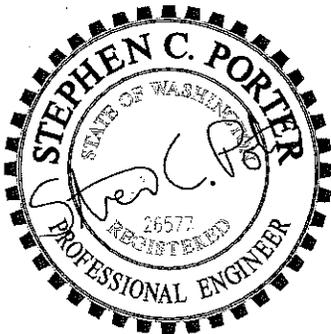
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Geotechnical Engineering Services

Liberty Park Library
Renton, Washington

for
King County Library System

December 20, 2012

City of Renton
Planning Division

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