

Denis Law  
Mayor

City of  
**Renton**



April 15, 2016

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

Washington State  
Department of Ecology  
Environmental Review Section  
PO Box 47703  
Olympia, WA 98504-7703

**Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION**

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on April 11, 2016:

**SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)**  
**PROJECT NAME: Avana Ridge PUD**  
**PROJECT NUMBER: LUA15-000894, PPUD, ECF**

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 29, 2016, 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 information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.**

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Rocale Timmons".

Rocale Timmons  
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division  
Boyd Powers, Department of Natural Resources  
Karen Walter, Fisheries, Muckleshoot Indian Tribe  
Melissa Calvert, Muckleshoot Cultural Resources Program  
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region  
Larry Fisher, WDFW  
Duwamish Tribal Office  
US Army Corp. of Engineers

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

PROJECT NUMBER: LUA15-000894, PPUD, ECF  
APPLICANT: Justin Lagers, Avana Ridge, LLC  
PROJECT NAME: Avana Ridge PUD

PROJECT DESCRIPTION: The applicant is requesting a Preliminary Planned Urban Development and Environmental (SEPA) Review for the construction of a multi-family development containing 74 units in two 4-story structures. The vacant 3.78 acre site is located within the Residential Multi-Family (RM-F) zoning classification and the Residential High Density (RHD) land use designation. The development would be comprised of two separate multi-family residential structures resulting in a density of 20.21 du/ac. The subject site is fronted by three public rights-of-way: SE 172nd St, Benson Rd S (108th Ave SE) and Benson Drive S (SR-515). The applicant proposes one entrance off of SE 172<sup>nd</sup> St between the proposed buildings, and another entrance off of Benson Road S. There is an unnamed stream, classified Ns, bisecting the site which runs from east to west. Pursuant to RMC 4-3-050, the applicant is proposing impacts to the stream buffer through buffer averaging. Additionally, the site contains critical slopes and Coal Mine Hazards. The Preliminary PUD would be used to vary street, building height, parking, design, open space, and retaining wall standards. The applicant has proposed to provide buffer enhancement as part of the proposed PUD public benefit, along with the construction of enhanced open space, pedestrian amenities, and landscaping.

PROJECT LOCATION: 17249 Benson Rd 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 April 29, 2016.** 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.

**DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT**



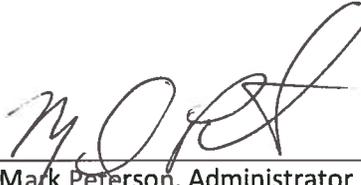
**PUBLICATION DATE:** APRIL 15, 2016

**DATE OF DECISION:** APRIL 11, 2016

**SIGNATURES:**

  
\_\_\_\_\_  
Gregg Zimmerman, Administrator  
Public Works Department

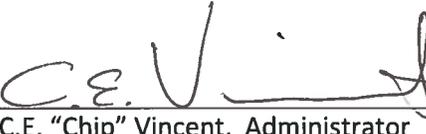
4/11/16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Mark Peterson, Administrator  
Fire & Emergency Services

4/11/16  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Kelly Beymer, Administrator  
Community Services Department

\_\_\_\_\_  
Date

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

4/11/16  
\_\_\_\_\_  
Date

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

PROJECT NUMBER: LUA15-000894, PPUD, ECF

APPLICANT: Justin Lagers, Avana Ridge, LLC

PROJECT NAME: Avana Ridge PUD

**PROJECT DESCRIPTION:** The applicant is requesting a Preliminary Planned Urban Development and Environmental (SEPA) Review for the construction of a multi-family development containing 74 units in two 4-story structures. The vacant 3.78 acre site is located within the Residential Multi-Family (RM-F) zoning classification and the Residential High Density (RHD) land use designation. The development would be comprised of two separate multi-family residential structures resulting in a density of 20.21 du/ac. The subject site is fronted by three public rights-of-way: SE 172nd St, Benson Rd S (108th Ave SE) and Benson Drive S (SR-515). The applicant proposes one entrance off of SE 172<sup>nd</sup> St between the proposed buildings, and another entrance off of Benson Road S. There is an unnamed stream, classified Ns, bisecting the site which runs from east to west. Pursuant to RMC 4-3-050, the applicant is proposing impacts to the stream buffer through buffer averaging. Additionally, the site contains critical slopes and Coal Mine Hazards. The Preliminary PUD would be used to vary street, building height, parking, design, open space, and retaining wall standards. The applicant has proposed to provide buffer enhancement as part of the proposed PUD public benefit, along with the construction of enhanced open space, pedestrian amenities, and landscaping.

PROJECT LOCATION: 17249 Benson Rd S

LEAD AGENCY: The City of Renton  
Department of Community & Economic Development  
Planning Division

**MITIGATION MEASURES:**

1. An updated Coal Mine Hazard Report shall be submitted demonstrating the proposal will not increase the threat of the geological hazard to adjacent or abutting properties beyond pre-development conditions and the development can be safely accommodated on the site. The report shall also discuss any measures employed in the final site/building design which serve to mitigate coal mine subsidence risk. If no measures are employed, the applicant shall provide justification for the exclusion of additional measures. The updated Coal Mine Hazard Report shall be submitted to, and approved by, the Current Planning Project Manager prior to engineering permit approval.
2. One (1) Electronic Speed Radar Sign shall be installed in the northbound direction on both 106th Ave SE and 104th Ave SE. The applicant shall install the signs, mounting poles, and associated equipment, at the direction of the City. All improvements shall be included in the

engineering permit submittal for review and approval, and shall be constructed prior to temporary occupancy.

3. The applicant shall provide an off-site sidewalk, along the south side of SE 172<sup>nd</sup> St and the west side of Benson Rd S, approaching the intersection. The width of the off-site sidewalks shall be consistent with the widths proposed along the frontage of the subject site. ADA ramps shall also be constructed at the southwest corner of the intersection. Finally, a street lighting analysis is required to be conducted by the developer at the southwest corner of the intersection of SE 172<sup>nd</sup> St and Benson Rd S. If necessary, required street lighting shall be provided according to City standards. All improvements shall be included in the engineering permit submittal for review and approval, and shall be constructed prior to temporary occupancy.

### **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.***

#### **ADVISORY NOTES TO APPLICANT**

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

#### **Planning:**

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
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 will be required to submit a Final Stream Mitigation Report and Maintenance and Monitoring proposal. In addition, the applicant will be required to comply with all the code requirements of RMC 4-3-050 Critical Areas. This includes, but is not limited to, placing the critical area within a Native Growth Protection Easement, providing fencing and signage, and providing the City with a site restoration surety device and, later, a maintenance and monitoring surety device.
6. 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.
7. 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.

8. This permit shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

Water:

1. Water Service is provided by Soos Creek Water and Sewer District.
2. A water availability certificate from the Soos Creek utility was submitted to the City with the land use application.
3. Approved water plans from Soos Creek should be provided during utility construction permit review.

Sewer:

1. Sewer Service is provided by Soos Creek Water and Sewer District.
2. A sewer availability certificate from the Soos Creek utility was submitted to the City with the land use application.
3. Approved sewer plans from Soos Creek should be provided during utility construction permit review.

Drainage:

1. A geotechnical report for the site prepared by Earth Solutions Inc. was submitted for the project. The geotechnical report mentions that the soil is till soil and is not suitable for infiltration. All geotechnical recommendations shall be followed.
2. A Construction Storm water General Permit from Department of Ecology is required since grading and clearing of the site exceeds one acre
3. Surface water system development charge fee is \$0.594 per square foot of new impervious surface area, but not less than \$1,485.00. This fee is subject to change at the rate that is applicable at the time of issuance of the utility construction permit will be applicable.

Transportation:

1. The maximum slope back of sidewalk is 4H: 1V for minimum 3 feet back of the sidewalk.
2. The corner curb ramps at all street intersections adjacent to the site should be ADA compliant. ADA also requires matching ADA compliant curb ramps on the other side of the intersection.
3. The site is proposed to be accessed via driveways from Benson Road South and SE 172nd Street. Please refer to RMC 4-4-080 for driveway design standards including location, grade, and width.
4. Street lighting is required to be provided on the frontage streets by the project.
5. The City of Renton Trench restoration and Street overlay requirements will be applicable for any work in the public right of way.

Parks:

1. Park Impact Fees per Ordinance 5670 applies.
2. Street trees – Ginkgo on SR 515; Ash on Benson Rd. S.; Elm on SE 172nd. Space minimum distance of 50 feet apart and not close than 30 feet from street lights (not all lights are shown on plans). Potential for one to two more street trees at NE corner of SR515 & Benson Rd. Use only Ginko, Elm, and Ash as street trees.
3. Planting Strip: require a continuous planting strip along all streets, then sidewalk; plan does not show this. Dangerous, fast traffic requires that a planting strip buffer pedestrians from roadway.
4. Parking Lot: some islands are too small for trees; use only vine maple or smaller in those areas.

General:

1. All construction or service utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.
2. When utility plans are complete, please submit four (4) copies of the drawings, two (2) copies of the drainage report, permit application, an itemized cost of construction estimate, and application fee at the counter on the sixth floor.

CITY OF  
**Renton** 

# NOTICE

**OF ENVIRONMENTAL DETERMINATION  
ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)**

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

**PROJECT NAME:** Avana Ridge PUD  
**PROJECT NUMBER:** LUA15-000894, PPUD, ECF  
**LOCATION:** 17249 Benson Rd S

**Description:** The applicant is requesting a Preliminary Planned Urban Development and Environmental (SEPA) Review for the construction of a multi-family development containing 74 units in two 4-story structures. The vacant 3.78 acre site is located within the Residential Multi-Family (RM-F) zoning classification and the Residential High Density (RHD) land use designation. The development would be comprised of two separate multi-family residential structures resulting in a density of 20.21 du/ac. The subject site is fronted by three public rights-of-way: SE 172nd St, Benson Rd S (108th Ave SE) and Benson Drive S (SR-515). The applicant proposes one entrance off of SE 172<sup>nd</sup> St between the proposed buildings, and another entrance off of Benson Road S. There is an unnamed stream, classified Ns, bisecting the site which runs from east to west. Pursuant to RMC 4-3-050, the applicant is proposing impacts to the stream buffer through buffer averaging. Additionally, the site contains critical slopes and Coal Mine Hazards. The Preliminary PUD would be used to vary street, building height, parking, design, open space, and retaining wall standards. The applicant has proposed to provide buffer enhancement as part of the proposed PUD public benefit, along with the construction of enhanced open space, pedestrian amenities, and landscaping.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 29, 2016, 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 City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.**

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **MAY 10, 2016** AT 11:00 AM TO CONSIDER THE PRELIMINARY PUD. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

**DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION**

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.**