

A. REPORT TO THE HEARING EXAMINER

HEARING DATE: June 14, 2016

Project Name: Senza Lakeview Preliminary Plat

Owner: ICap Lakeview, LLC, 3535 Factoria Blvd SE, Suite 500, Bellevue, WA 98006

Applicant/Contact: Jamie Schroeder, PE, CPH Consultants, 11431 Willows Rd NE, Suite 120, Redmond, WA 98052

File Number: LUA16-000165, ECF, PP, SM

Project Manager: Clark H. Close, Senior Planner

Project Summary: The applicant is requesting Preliminary Plat, SEPA Environmental Review and a Shoreline Substantial Development Permit for approval of a 17-lot subdivision. The 3.83 acre site is located at 3907 Park Ave N within the Residential-6 zoning district. The parcels are proposed to be divided into 17 residential lots, a water quality tract, and an open space tract. The vault tract, located at the northwest corner of the site would discharge to the City storm water system and eventually flow to Lake Washington roughly 1/8 mile downstream. The applicant would dedicate 27,507 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 7,000 sf to 9,531 sf with an average lot size of 7,470 sf. The plat would result in a net density of 5.3 du/ac. The project site is fronted by N 40th St to the north, Park Ave N to the east, and Lake Washington Blvd N to the west. Access to the site would be gained by a new public roadway (Road A) off of N 40th St.

There are moderate landslide hazards and steep slopes mapped in the area. Frontage improvements along Lake Washington Blvd N are within 200 ft of Lake Washington or the regulated shoreline (Lake Washington Reach D). There are no known indications of unstable soils in the immediate vicinity of the site. Soils consist of medium dense to dense, silty sand with gravel consistent with Vashon till. The site slopes generally east to west across the property at slopes ranging from 1-40% with a total fall of roughly 70 ft. The existing homes have been or are in various stages of being demolished. The applicant has proposed to retain five (5) of the 40 significant trees onsite.

Project Location: 3907 Park Ave N, Renton WA 98056

Site Area: 3.83 acres



Project Location Map

B. EXHIBITS:

- Exhibit 1-18: As shown in the SEPA Environmental Review Report
- Exhibit 19: Hearing Examiner Staff Recommendation (dated June 14, 2016)
- Exhibit 20: Renton School District Capacity
- Exhibit 21: Public Comment from Petett and staff's response letter (dated March 14, 2016)
- Exhibit 22: Public Comment from Gough and staff's response letter (dated March 15, 2016)
- Exhibit 23: Public Comment from Denney and staff's response letter (dated April 6, 2016)
- Exhibit 24: Public Comment from Qaasim and staff's response letter (dated April 6, 2016)
- Exhibit 25: Washington Department of Fish and Wildlife (WDFW) comments (dated March 16, 2016)
- Exhibit 26: Environmental "SEPA" Determination, ERC Mitigation Measures and Advisory Notes
- Exhibit 27: Advisory Notes to the Applicant: Traffic Concurrency
- Exhibit 28: Affidavit of posting and mailing
- Exhibit 29: CI-73 (Revised) Residential Building Height
- Exhibit 30: Easthaven Short Plat private driveway (Recording No. 9711109001)

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** ICap Lakeview, LLC, 3535 Factoria Blvd SE, Suite 500, Bellevue, WA 98006
- 2. **Zoning Classification:** Residential-6 (R-6)
- 3. **Comprehensive Plan Land Use Designation:** Residential Medium Density (RMD)
- 4. **Existing Site Use:** Single Family Residential
- 5. **Critical Areas:** Shoreline, moderate landslide hazards and steep slopes
- 6. **Neighborhood Characteristics:**
 - a. **North:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-6 DU/AC (R-6) zone
 - b. **East:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-6 DU/AC (R-6) zone
 - c. **South:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-6 DU/AC (R-6) zone
 - d. **West:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-6 DU/AC (R-6) zone
- 7. **Site Area:** 166,835 SF (3.83 acres)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015

Zoning	N/A	5758	06/22/2015
Annexation (Kennydale)	N/A	2341	07/03/1967
C.D. Hillman's Lake Washington Garden of Eden No.2	N/A	N/A	07/22/1904

E. PUBLIC SERVICES:

1. Existing Utilities

- a. Water: Water service will be provided by the City of Renton. There is an existing 12-inch water main in N 40th St and an 8-inch water main near the southwest property line.
- b. Sewer: Wastewater service is provided by the City of Renton. There is an 8-inch sanitary sewer main in Park Ave N, an 8-inch main in N 40th Street and a 10-inch main in Lake Washington Blvd.
- c. Surface/Storm Water: The existing properties do not contain stormwater facilities. There are stormwater mains located in Lake Washington Blvd, N 40th St and Park Ave N.

2. **Streets**: The proposed development fronts Lake Washington Blvd N along the west property lines, North 40th St along the north property lines, and Park Ave North along the east property lines.

3. **Fire Protection**: City of Renton Fire Authority (RFA)

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 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
- c. Section 4-2-110A: Residential Development Standards for Residential Zoning Designations
- d. Section 4-2-115: Residential Design and Open Space Standards

2. Chapter 3 Environmental Regulations

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

3. Chapter 4 City-Wide Property Development Standards

4. Chapter 6 Streets and Utility Standards

5. Chapter 7 Subdivision Regulations

- a. Section 4-7-080: Detailed Procedures for Subdivision
- b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
- c. Section 4-7-150: Streets – General Requirements and Minimum Standards
- d. Section 4-7-160: Residential Blocks – General Requirements and Minimum Standards
- e. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

6. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The applicant is requesting a Preliminary Plat, Environmental (SEPA) Review and a Shoreline Substantial Development Permit for the construction of 17 new single family lots.
2. The 3.83-acre site is located at 3907 Park Ave N, within the NW ¼ of Section 32, Township 24 North, Range 5 East, W.M., and consists of four (4) parcels (Parcel Numbers 334270-0415, -0420, -0425, and -0427).
3. The project site is currently vacant, formerly containing three (3) single family residences with a variety of landscaping near the homes.
4. The existing single-family homes were demolished in February 2016.
5. The proposed development would result in a net density of 5.3 dwelling units per acre.
6. The Planning Division of the City of Renton accepted the above master application for review on March 4, 2016 and determined the application complete on March 11, 2016. The project was placed on hold on April 5, 2016 and taken off hold on April 20, 2016. The project complies with the 120-day review period.
7. The Lake Washington Reach D regulated shoreline is located primarily within the frontage improvement area or public right-of-way on Lake Washington Blvd N (approximately 386 feet) and a small portion at the southwest corner of the site.
8. The proposed road improvements along Lake Washington Blvd N are a permitted accessory use to the Single Family Residential Shoreline Use (RMC 4-3-090E.1 *Shoreline Use Table*).
9. Access to the site would be provided via a new public roadway (Road A) off of N 40th St, Road B, N 40th St or Park Ave N.
10. The property is located within the Residential Medium Density (RMD) Comprehensive Plan land use designation.
11. The site is located within the Residential - 6 (R-6) zoning classification.
12. Surrounding uses include single family residences in the Residential - 6 (R-6) zone.
13. There are approximately 40 significant trees located onsite of which the applicant is proposing to retain a total of five (5) trees.
14. The site is mapped with moderate landslide hazards, steep slopes and shorelines. Reach D of Lake Washington is designated as Single Family Residential as a Shoreline Overlay District.
15. The site topography descends from Park Ave N to the west with an estimated total elevation change of 70 feet.
16. Approximately 6,950 cubic yards of material would be cut onsite and approximately 10,600 cubic yards of fill is proposed to be brought into the site.
17. The applicant is proposing to begin construction in the fall of 2016.
18. Staff received four (4) public comment letters or emails (*Exhibits 21-24*). To address public comments the following report contains analysis related to wetlands, access, development standards, construction mitigation, public notice, erosion and drainage control, and wildlife.

19. Staff received agency comments from Washington Department of Fish and Wildlife (WDFW) on March 16, 2016 regarding stormwater outfalls (*Exhibit 25*).
20. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on May 2, 2016 the Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Senza Lakeview Preliminary Plat (*Exhibit 26*). The DNS-M included three (3) mitigation measures. A 14-day appeal period commenced on May 6, 2016 and ended on May 20, 2016. No appeals of the threshold determination have been filed as of the date of this report.
21. Based on an analysis of probable impacts from the proposal, the Environmental Review Committee (ERC) issued the following mitigation measures with the Determination of Non-Significance – Mitigated:
 - a. Project construction shall be required to comply with the recommendations included in the Geotechnical Engineering Report, prepared by Earth Solutions NW, LLC dated September 17, 2015 or an updated report submitted at a later date.
 - b. The applicant shall install a fish exclusion device at the outfall to Lake Washington in accordance with standards set forth in the WDFW document *Fish Protection Screen Guidelines for Washington State* (written by Bates and Nordlund, 2001). A final detailed fish exclusion device must be submitted and approved by the Plan Review Project Manager prior construction permit issuance.
 - c. If any Native American grave(s) or archaeological/cultural resources (Indian artifacts) are found, all construction activity shall stop and the owner/developer shall immediately notify the City of Renton planning department, concerned Tribes' cultural committees, and the Washington State Department of Archeological and Historic Preservation.
22. A Critical Areas Determination Report was submitted by the applicant, prepared by Wetland Resources, Inc. on April 5, 2016 (*Exhibit 16*). Wetland Resources, Inc. ecologist determined that no wetlands or streams were identified either within the boundary of the investigation area or within the surrounding 200 feet.
23. 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 (*Exhibit 18*).
24. **Comprehensive Plan Compliance:** The site is designated Residential Medium Density (RMD) on the City's Comprehensive Plan Map. The purpose of the RMD designation is to allow a variety of single-family and multi-family development types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-3: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	Goal L-H: Plan for high-quality residential growth that supports transit by providing urban densities, promotes efficient land utilization, promotes good health and physical activity, builds social connections, and creates stable neighborhoods by incorporating both built amenities and natural features.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> • Development of new single-family neighborhoods on large tracts of land outside the City Center, and

	<ul style="list-style-type: none"> Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Policy L-29: Minimize erosion and sedimentation in and near sensitive areas by requiring appropriate construction techniques and resource practices, such as low impact development.
✓	Policy L-30: Protect the integrity of natural drainage systems, existing land forms, and maintain wildlife habitat values by preserving and enhancing existing vegetation and tree canopy coverage to the maximum extent possible and by restoring hydrological flows and improving the condition of shorelines.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.
✓	Policy L-51: Respond to specific site conditions such as topography, natural features, and solar access to encourage energy savings and recognize the unique features of the site through the design of subdivisions and new buildings.
✓	Policy L-55: Protect public scenic views and public view corridors, including Renton’s physical, visual and perceptual linkages to Lake Washington and the Cedar River.

25. **Zoning Development Standard Compliance:** The site is classified Residential-6 (R-6) on the City’s Zoning Map. Development in the R-6 zone is intended to be single family residential at moderate density. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-6 Zone Develop Standards and Analysis																								
✓	<p>Density: The density range permitted in the R-6 zone is a minimum 3.0 up to a maximum of 6.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment:</i> After factoring in all density deductions (including proposed right-of-way dedications for public streets) the site has a net square footage of 27,507 square feet or 3.2 net acres (166,835 sf – 27,507 sf = 139,328 sf). The 17-lot proposal would arrive at a net density of 5.3 dwelling units per acre (17 lots / 3.2 acres = 5.3 du/ac), which falls within the permitted density range for the R-6 zone.</p>																								
Compliant if condition of approval is met	<p>Lot Dimensions: The minimum lot size permitted in the R-6 zone is 7,000 sq. ft. A minimum lot width of 60 feet is required (70 feet for corner lots) and a minimum lot depth of 90 feet is required.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-17</p> <table border="1"> <thead> <tr> <th>Proposed Lot</th> <th>Lot Size (sq. ft.)</th> <th>Lot Width (feet)</th> <th>Lot Depth (feet)</th> </tr> </thead> <tbody> <tr> <td>Lot 1 (corner lot)</td> <td>8,263</td> <td>80</td> <td>112</td> </tr> <tr> <td>Lot 2 (corner lot)</td> <td>7,496</td> <td>67</td> <td>112</td> </tr> <tr> <td>Lot 3</td> <td>9,531</td> <td>84</td> <td>150.5</td> </tr> <tr> <td>Lot 4</td> <td>7,260</td> <td>58</td> <td>127</td> </tr> <tr> <td>Lot 5</td> <td>7,839</td> <td>57</td> <td>143</td> </tr> </tbody> </table>	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Lot 1 (corner lot)	8,263	80	112	Lot 2 (corner lot)	7,496	67	112	Lot 3	9,531	84	150.5	Lot 4	7,260	58	127	Lot 5	7,839	57	143
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Lot 6	7,991	60	134.5
Lot 7 (corner lot)	7,001	57.5	105
Lot 8 (corner lot)	7,002	68	105
Lot 9 (corner lot)	7,000	71	100
Lot 10	7,235	60	100
Lot 11	7,000	70	100
Lot 12	7,000	70	100
Lot 13	7,456	64.5	120.5
Lot 14	7,046	61	125
Lot 15	7,046	61	125
Lot 16 (corner lot)	7,512	72.5	106
Lot 17	7,313	73	100
Storm Tract	3,176	N/A	N/A

Staff Comment: As demonstrated in the lot dimensions table, all lots meet the requirements for minimum lot size and lot depth. The interior lots meet the minimum lot width if averaged (approximately 65 feet).

In order to meet the variation requirements of RMC 4-2-115, lot dimensions are allowed to be decreased and/or increased, provided, that when averaged the applicable lot standards of the zone are met. The average corner lot width was determined to be 69.3 feet. Thus, the proposed average lot width does not meet the minimum required lot dimensions of 70 feet for corner lots if averaged. Staff recommends, as a condition of approval, that the applicant demonstrate compliance with the minimum lot dimensional standards of the Residential-6 zone prior to issuance of a construction permit. A note on the face of the Final Plat shall be recorded if lot dimension averaging is utilized.

✓

Setbacks: The required setbacks in the R-6 zone are as follows: front yard is 25 feet, side yard is combined 15 feet with not less than 5 feet on either side, side yard along the street 25 feet, and the rear yard is 25 feet.

Staff Comment: The setback requirements for the proposed lots would be verified at the time of building permit review. The proposed lots appear to contain adequate area to provide all the required setback areas if averaged. Staff recommends, as a condition of approval, that the applicant record a note on the face of the Final Plat if setback averaging is utilized.

Compliance not yet demonstrated

Building Standards: The R-6 zone has a maximum building coverage of 40% and a maximum impervious surface coverage of 55%. A Code Interpretation (CI-73) (Exhibit 29) was adopted regarding building height requirements. In the R-6 zone, a maximum building height of 2 stories with a wall plate height of 24 feet is permitted. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height; common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., decks, railings, etc.) shall not extend above the maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height. Reserved.

Wall plates supporting a roof with only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.

	<p><i>Staff Comment: Building height, building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Landscaping: The City’s landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><i>Staff Comment: The applicant has submitted a preliminary landscape plan (Exhibit 5). The proposed landscape plan includes an 8-foot wide planting strip, a 5-foot wide sidewalk and a 0.5-foot wide curb. A final detailed landscape plan must be submitted and approved prior to issuance of the street and utility construction permits.</i></p> <p><i>The landscaping plan proposes 90 new trees including autumn brilliance serviceberry, chanticleer flowering pear, chancellor linden, shore pine, and excelsa western redcedar at either 2-inch caliper or 6-8 feet in height (including 38 street trees).</i></p> <p><i>The applicant is proposing a 7,995 square foot open space tract at the southwest corner of the lot. Existing vegetation and one (1) 22-inch caliper western redcedar is proposed to be retained. As a condition of approval, the applicant shall create a Home Owners Association (“HOA”) that retains or improves the existing vegetation within the open space tract. A draft HOA document has been submitted as part of the application. A final HOA shall be submitted to, and approved by, the City of Renton Project Manager and the City Attorney prior to Final Plat recording. Such documents shall be recorded concurrently with the Final Plat.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Tree Retention: The City’s adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant</p>

	<p>trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><i>Staff Comment: The property is covered with a variety of trees. Several larger trees are located around the former residences at the southern portion of the project site, including Colorado blue spruce, Ponderosa pine, apple, European white birch, redwood, and multiple red alders (Exhibit 5). The Arborist Report identified 40 significant trees on the parcels proposed to be developed (Exhibit 14). Five (5) of the 40 trees were classified as poor or dangerous and nine (9) trees were located within the proposed road network. The net number of trees for this development was determined to be 26. The average size of the trunk at diameter at breast height (DBH) for the 26 viable trees is 15 inches (15") with the largest tree, a redwood at 56" DBH, located south of the proposed hammerhead road. The minimum tree retention requirement is thirty percent (30%) in the R-6 zone. After street and critical area deductions, the applicant is proposing to retain five (5) of the potential 26 healthy trees or 5 of the required 8 trees. During construction, trees required to be retained (i.e., protected trees), would be required to erect and maintain a six-foot-high chain link temporary construction fence around the drip line of any tree to be retained.</i></p> <p><i>The applicant is proposing to replant the residential lots within the subdivision with 52 new trees including 8 autumn brilliance serviceberry, 27 chanticleer flowering pear, 1 shore pine, and 16 excelsa western redcedar. These proposed onsite replacement trees exceed the minimum required replacement inches, 12 inches (12") for every tree that was unable to be retained, or 36 inches (36") for this project. Where there is insufficient ROW space or no public frontage, street trees are required in the front yard(s). A final detailed landscape plan must be submitted and approved prior to issuance of the street and utility construction permits.</i></p> <p><i>The applicant is also proposing to retain the existing landscaping within the open space tract just west of Lots 4-6, including invasive species. Therefore, staff is recommending a mitigation measure that would require the applicant to remove any invasive species and replant with native drought tolerant landscaping (trees, shrubs and groundcover) within the open space tract.</i></p> <p><i>The retention of the open space would provide adequate respite for wildlife occurrences onsite. As a result, staff is recommending, as a condition of approval, that the applicant create a dual open space and tree protection tract at the southwest corner of the plat to retain the western redcedar in perpetuity. A note to this effect shall be recorded on the face of the Plat map.</i></p> <p><i>No new landscaping is proposed over the storm or the open space tracts. Staff is recommending, as a condition of approval, that the applicant cover the vault tract with landscaping. A final detailed landscape plan shall be submitted to and approved by the City of Renton Project Manager prior to construction permit approval.</i></p> <p><i>The minimum tree density would be verified at the time of the final detailed landscape plan and staff would favor the preservation of existing trees over replacement trees as part of compliance with this development standard.</i></p>
<p>✓</p>	<p>Parking: Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways</p>

	<p>exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><i>Staff Comment: Sufficient area exists, on each lot, to accommodate off-street parking for a minimum of two (2) vehicles. This is typically achieved by providing a two (2) car garage for each single family home. Compliance with individual driveway requirements would be reviewed at the time of building permit review.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Fences and Retaining Walls: In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><i>Staff Comment: The applicant is proposing several retaining walls throughout the plat. The wall height from the toe to top ranges from 2 feet up to 12.5 feet throughout the proposed preliminary plat. In many cases, the height of the retaining walls exceeds 72-inches (72"). In some cases, the proposed retaining walls exceed forty eight inches (48") in height within the front yard setback or side yard along a street. Each retaining wall has been setback a minimum of 3 feet (3') from the public right-of-way following dedication. The applicant may terrace the lots in order to comply with the maximum height requirements for fences, hedges and/or retaining walls. Terracing is the act of forming hillside into a number of level flat areas (terraces) between retaining walls. No portion of a retaining wall shall be measured as part of the terrace width. The width of a terrace shall be equal to the height of the tallest abutting retaining wall; however, the minimum terrace width shall be two feet (2') and the maximum required width shall be five feet (5'). Terrace width shall be measured from the back edge of a lower retaining wall to the foremost edge of the immediately succeeding and higher retaining wall. Terraces created between retaining walls shall be permanently landscaped with a mixture of shrubs and groundcover (trees are optional) in conformance with the standards of RMC 4-4-070F, Landscaping. Landscaping provided in front of retaining walls and within terraces shall contribute to any landscaping required by RMC 4-4-070F.</i></p> <p><i>Staff recommends, as a condition of approval, that the applicant demonstrate compliance with the maximum retaining wall height standards. A final detailed grading plan shall be submitted to and approved by the City of Renton Project Manager prior to issuance of a construction permit. Alternatively, the applicant may submit a formal request for modification to staff for consideration to deviate from the retaining wall height standards of the code.</i></p> <p><i>Staff received several public comments concerned about direct access to and from a private driveway immediately to the south of the site. Therefore, staff is recommending, as a condition of approval, that the applicant provide a permanent six foot (6') tall fence along the south border of the open space tract and Lot 6 to prevent direct access to the Easthaven Short Plat private driveway (Recording No. 9711109001; Exhibit 30). A fencing detail and location shall be identified on the final landscaping plan.</i></p>

26. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-6 zone. The Standards implement policies established in the Land Use Element of the Comprehensive

Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

✓	<p>Lot Configuration: One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or 2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or 3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots. <p><i>Staff Comment: The proposal complies with options #1 and #2.</i></p>
Compliance not yet demonstrated	<p>Garages: One of the following is required; the garage is:</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least eight feet (8'), or 2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or 3. Alley accessed, or 4. Located so that the entry does not face a public and/or private street or an access easement, or 5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or 6. Detached. <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><i>Staff Comment: Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Primary Entry: One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or 2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><i>Staff Comment: Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Façade Modulation: One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or 2. At least two feet (2') offset of second story from first story on one street facing facade. <p><i>Staff Comment: Compliance for this standard would be verified at the time of</i></p>

	<i>building permit review.</i>
Compliance not yet demonstrated	<p>Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
N/A	Scale, Bulk, and Character: N/A
Compliance not yet demonstrated	<p>Roofs: One of the following is required for all development:</p> <ol style="list-style-type: none"> Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or Shed roof. <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Eaves: Both of the following are required:</p> <ol style="list-style-type: none"> Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Architectural Detailing: If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> Three and one half inch (3 ½") minimum trim surrounds all windows and details all doors, or A combination of shutters and three and one half inches (3 ½") minimum trim details all windows, and three and one half inches (3 ½") minimum trim details all doors. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24").

Staff Comment: *Compliance for this standard would be verified at the time of building permit review.*

27. **Critical Areas:** Project sites, which contain critical areas, are required to comply with the Critical Areas Regulations (RMC 4-3-050). A Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC (dated September 17, 2015; *Exhibit 11*) and a Critical Areas Determination Report was prepared by Wetland Resources, Inc. (dated April 5, 2016; *Exhibit 15*) with the preliminary plat application materials. According to the submitted reports, no critical areas were identified on the project site. See Environmental Review Committee Report (*Exhibit 1*) for more information.
28. **Shoreline Substantial Development Permit:** The jurisdictional area includes lands within two hundred feet (200'), as measured on a horizontal plane, from the OHWM, or lands within two hundred feet (200') from floodways, whichever is greater. The required frontage improvements along Lake Washington Blvd N fall within the regulated shoreline. Pursuant to Chapter 90.58 RCW, staff recommends granting a Shoreline Substantial Development Permit (SSDP). The granting of the SSDP would be pursuant to the Shoreline Management Action of 1971 and the following: The issuance of a license under the Shoreline Management Act of 1971 shall not release the applicant from compliance with federal, state, and other permit requirements. Construction permits shall not be issued until twenty-one (21) days after approval by the Washington State Department of Ecology or until any review proceedings initiated within this twenty-one (21) day review period have been completed.

The following table contains project elements intended to comply with the SMP regulations, standards and policies, as outlined in RMC 4-3-090:

SHORELINE MASTER PROGRAM CRITERA:	
A. COMPREHENSIVE PLAN COMPLIANCE AND CONSISTENCY, SHORELINE ELEMENT:	
The site is located in the Shoreline Single Family Residential Overlay District. The objective of the Single-Family Residential Shoreline Overlay District is to accommodate residential development and appurtenant structures that are consistent with the Shoreline Management Element chapter of the Comprehensive Plan. The proposal is compliant with the following Shoreline policies:	
✓	Policy SH-7: Existing and future activities on all Shorelines of the State regulated by the City of Renton should be designed to ensure no net loss of ecological functions.
✓	Policy SH-14: Shoreline use and development should be carried out in a manner that prevents or mitigates adverse impacts so that the resulting ecological condition does not become worse than the current condition. This means ensuring no net loss of ecological functions and processes in all development and use. Permitted uses should be designed and conducted to minimize, in so far as practical, any resultant damage to the ecology and environment (RCW 90.58.020). Shoreline ecological functions that should be protected include, but are not limited to, fish and wildlife habitat, food chain support, and water temperature maintenance. Shoreline processes that shall be protected include, but are not limited to, water flow; littoral drift; erosion and accretion; infiltration; ground water recharge and discharge; sediment delivery, transport, and storage; large woody debris recruitment; organic matter input; nutrient and pathogen removal; and stream channel formation/ maintenance.
✓	Policy SH-28: In planning for public access, emphasis should be placed on foot and bicycle paths consistent with the Renton Bicycle and Trails Master Plan, rather than roads, except in areas where public boat launching would be desirable.

✓	<p>Policy SH-38: Roadways within shorelines should be scenic boulevards, where possible, to enhance the scenic views of the shoreline and provide opportunities for public visual access to the shoreline. Existing arterials on the shoreline should incorporate substantial plantings of street trees or other landscaping and emphasize enjoyment of the shoreline.</p>
✓	<p>Policy SH-44: Road standards should meet roadway function and emergency access standards and provide for multiple modes, while reducing impervious surfaces, where feasible, and managing surface water runoff to achieve appropriate water quality.</p>
<p>B. DEVELOPMENT STANDARDS:</p> <p>The subject site is classified as Single Family Residential on the City of Renton Shoreline Overlay Map. The following development standards are applicable to the proposal:</p>	
<p>1. No Net Loss Required</p>	
<p>Compliant if condition of approval is met</p>	<p>Shoreline use and development shall be carried out in a manner that prevents or mitigates adverse impacts to ensure no net loss of ecological functions and processes in all development and use. Permitted uses are designed and conducted to minimize, in so far as practical, any resultant damage to the ecology and environment (RCW 90.58.020). Shoreline ecological functions that shall be protected include, but are not limited to, fish and wildlife habitat, food chain support, and water temperature maintenance. Shoreline processes that shall be protected include, but are not limited to, water flow; erosion and accretion; infiltration; groundwater recharge and discharge; sediment delivery, transport, and storage; large woody debris recruitment; organic matter input; nutrient and pathogen removal; and stream channel formation/maintenance.</p> <p><i>Staff Comment: The Lake Washington shoreline is located nearly 200 feet from the project site. The only work within 200 feet of the Lake Washington would be to construct minimal road widening and sidewalk improvements along the project frontage on the east side of Lake Washington Blvd N as required by City municipal code. Roads are considered an accessory use to single family residential, but should be located outside of shoreline jurisdiction if feasible. The project is located within Reach D of Lake Washington. The transportation section’s plan for the street includes a half-street cross section that includes 36 feet paved width, 0.5-foot wide curbs, 8-foot wide planters, 8-foot wide sidewalks. The only portion of the project site within 200 feet is at the southwest corner of the project site and this area is within an open space tract.</i></p> <p><i>This open space area is proposed to remain as an open space tract and development is located outside the shoreline jurisdiction. The applicant has indicated that the proposal would not have a direct impact to the shoreline given there is already an existing public right-of-way and road (Lake Washington Blvd N), an existing railroad track and right-of-way, and an existing row of houses along the shoreline which have already been constructed between the project and Lake Washington. The applicant concludes that the proposed project is highly unlikely to impact the Lake Washington shoreline. In addition, erosion and sediment controls implemented during construction would ensure no temporary construction impacts. The provided landscape plan contains a vegetation planting plan for the re-vegetation of cleared areas with native plant species and removing invasive plant species. The cleared area includes an open ditch along the shoulder of the road, which is being used for stormwater retention and</i></p>

	<p><i>drainage. The plan includes approaches for no net loss of ecological functions and for mitigation sequencing. The applicant is proposing to plant 10 autumn brilliance serviceberry trees within the 8-foot wide planter strip.</i></p> <p><i>The proposed road improvement along the east side of Lake Washington Blvd N are in alignment with the Transportation Division's plan and would result in not net loss of ecological function in the riparian zone of the Lake Washington Reach D, provided the mitigation identified in the SEPA determination are complied with.</i></p>
<p>2. View Obstruction and Visual Quality</p>	
<p>N/A</p>	<p>View Corridors Required: Where commercial, industrial, multiple use, multi-family and/or multi-lot developments are proposed, primary structures shall provide for view corridors between buildings where views of the shoreline are available from public right-of-way or trails.</p>
<p>N/A</p>	<p>Minimum Setbacks for Commercial Development Adjacent to Residential or Park Uses: All new or expanded commercial development adjacent to residential use and public parks shall provide fifteen feet (15') setbacks from adjacent properties to attenuate proximity impacts such as noise, light and glare, and may address scale and aesthetic impacts. Fencing or landscape areas may be required to provide a visual screen.</p>
<p>✓</p>	<p>Lighting Requirements: Display and other exterior lighting shall be designed and operated so as to prevent glare, to avoid illuminating nearby properties used for noncommercial purposes, and to prevent hazards for public traffic. Methods of controlling spillover light include, but are not limited to, limits on the height of light structure, limits on light levels of fixtures, light shields, and screening.</p> <p><i>Staff Comment: The applicant has not provided light fixtures for the project. Street lighting is required per RMC 4-6-060I. All street lighting would be required to meet current city standards. New street lights would be designed with cut off shields to direct light down to the street and sidewalk and would not shine west towards the lake. Indirect light would be further reduced by the existing single family residential homes located between Lake Washington Blvd N and the Lake Washington.</i></p>
<p>✓</p>	<p>Reflected Lights to Be Limited: Building surfaces on or adjacent to the water shall employ materials that limit reflected light.</p> <p><i>Staff Comment: The road improvements would be constructed with materials that limit reflected light, such as asphalt, concrete and vegetation.</i></p>
<p>N/A</p>	<p>Integration and Screening of Mechanical Equipment: Building mechanical equipment shall be incorporated into building architectural features, such as pitched roofs, to the maximum extent feasible. Where mechanical equipment cannot be incorporated into architectural features, a visual screen shall be provided consistent with building exterior materials that obstructs views of such equipment.</p>
<p>N/A</p>	<p>Visual Prominence of Freestanding Structures to Be Minimized: Facilities not incorporated into buildings including fences, piers, poles, wires, lights, and other freestanding structures shall be designed to minimize visual prominence.</p>

	<p><i>Staff Comment: See staff comments under Lighting Requirements.</i></p>
N/A	<p>Maximum Stair and Walkway Width: Stairs and walkways located within shoreline vegetated buffers shall not exceed four feet (4') in width; provided that where ADA requirements apply, such facilities may be increased to six feet (6') in width. Stairways shall conform to the existing topography to the extent feasible.</p> <p><i>Staff Comment: The applicant is not proposing any impacts to the onsite open space tract. Open space is a significant element in the development of livable communities and creates opportunities for good health. Therefore, staff is recommending, as a condition of approval, that the applicant provide a pathway to connect the common open space tract to the development. The pathway shall be a minimum three feet (3') in width and made of paved asphalt, concrete, or porous material such as porous paving stones, crushed gravel with soil stabilizers, or paving blocks with planted joints. In addition, one easily accessible amenity, such as a park bench (no structures), shall be provided within the open space area. The details of the amenity shall be identified on the final landscaping plan for review and approval by the Current Planning Project Manager, prior to construction permit issuance.</i></p>
3. Community Disturbances:	
Compliant if condition of approval is met	<p>Noise, odors, night lighting, water and land traffic, and other structures and activities shall be considered in the design plans and their impacts avoided or mitigated.</p> <p><i>Staff Comment: The applicant has indicated that appropriate Best Management Practices (BMPs) would be applied during construction to ensure no temporary impacts would occur. Staff recommends, as a condition of approval, that the applicant install a temporary sign from grading and utility construction permit through building permit occupancy that discourages unnecessary or unwarranted trips onto the private drive, serving 3818, 3824, 3830, and 3836 Lake Washington Blvd N. The details of the sign and location must be submitted to and approved by the City of Renton Project Manager prior to issuance of a construction permit.</i></p> <p><i>The contractor is encouraged to go beyond BMPs though enhanced community outreach by engaging the surrounding property owners individually and taking measures that would reduce or alleviate concerns of construction noise and dust.</i></p>
4. Public Access	
<p>Physical or visual access to shorelines shall be incorporated in all new development when the development would either generate a demand for one or more forms of such access, would impair existing legal access opportunities or rights, or is required to meet the specific policies and regulations of the Shoreline Master Program.</p>	
Compliant if condition of approval is met	<p>Lake Washington (Reach D): Public access is required to be provided when lots are subdivided or new nonresidential development occurs. Enhanced public access is being achieved to Lake Washington through the construction of road improvements.</p> <p>Visual access to shorelines would be incorporated into subdivision by incorporating an open space tract along Lake Washington Blvd N. Staff is recommending, as a condition of approval, that the applicant provide a pathway to connect the common open space tract to the development for enhanced visual opportunities from the development to the shoreline.</p>

5. Building and Development Location – Shoreline Orientation	
<p>Shoreline developments shall locate the water-dependent, water-related, and water-enjoyment portions of their developments along the shoreline. Development and use shall be designed in a manner that directs land alteration to the least sensitive portions of the site to maximize vegetation conservation; minimize impervious surfaces and runoff; protect riparian, nearshore and wetland habitats; protect wildlife and habitats; protect archaeological, historic and cultural resources; and preserve aesthetic values.</p>	
✓	<p>Location of Development: Development and use shall be designed in a manner that directs land alteration to the least sensitive portions of the site.</p> <p><i>Staff Comment:</i> The new single family lots are proposed in areas of existing impervious surfaces and located outside the designated shoreline reach. Due to the location and physical separation from the riparian shoreline by the road the location of the new lots are in the least sensitive areas of the site. The portion of the reach that extends onsite would be designated as an open space tract.</p>
✓	<p>Minimization of Site Alteration: Development shall minimize site alteration in sites with substantial unaltered natural features by applying the following criteria:</p> <p>(a) Vehicle and pedestrian circulation systems shall be designed to limit clearing, grading, and alteration of topography and natural features.</p> <p>(b) Impervious surfacing for parking lot/space areas shall be limited through the use of under-building parking or permeable surfaces where feasible.</p> <p>(c) Utilities shall share roadway and driveway corridors and rights-of-way wherever feasible.</p> <p>(d) Development shall be located and designed to avoid the need for structural shoreline stabilization over the life of the development. Exceptions may be made for the limited instances where stabilization is necessary to protect allowed uses, particularly water-dependent uses, where no alternative locations are available and no net loss of ecological functions will result.</p> <p><i>Staff Comment:</i> The development is subject to frontage improvements and right-of-way dedication on Lake Washington Blvd N. No single family development would occur within the shoreline designation.</p>
✓	<p>Location for Accessory Development: Accessory development or use that does not require a shoreline location shall be located outside of shoreline jurisdiction unless such development is required to serve approved water-oriented uses and/or developments or unless otherwise allowed in a High Intensity designation. When sited within shoreline jurisdiction, uses and/or developments such as parking, service buildings or areas, access roads, utilities, signs and storage of materials shall be located inland away from the land/water interface and landward of water-oriented developments and/or other approved uses unless a location closer to the water is reasonably necessary.</p> <p><i>Staff Comment:</i> The location of the road is allowed to serve the primary single family use and would improve transportation, bicycle and pedestrian safety.</p>
✓	<p>Navigation and Recreation to Be Preserved: Shoreline uses shall not deprive other</p>

	uses of reasonable access to navigable waters. Existing water-related recreation shall be preserved.
6. Archaeological, Historical, and Cultural Resources:	
Compliant if condition of approval is met	<p>Detailed Cultural Assessments May Be Required: The City will work with tribal, State, Federal, and other local governments as appropriate to identify significant local historical, cultural, and archaeological sites in observance of applicable State and Federal laws protecting such information from general public disclosure. Detailed cultural assessments may be required in areas with undocumented resources based on the probability of the presence of cultural resources.</p> <p><i>Staff Comment: The following mitigation was identified in the SEPA determination: If any Native American grave(s) or archaeological/cultural resources (Indian artifacts) are found, all construction activity shall stop and the owner/developer shall immediately notify the City of Renton planning department, concerned Tribes' cultural committees, and the Washington State Department of Archeological and Historic Preservation.</i></p>
✓	<p>Coordination Encouraged: Owners of property containing identified or probable historical, cultural, or archaeological sites are encouraged to coordinate well in advance of application for development to assure that appropriate agencies such as the Washington State Department of Archaeology and Historic Preservation, affected tribes, and historic preservation groups have ample time to assess the site and identify the potential for cultural resources.</p>
✓	<p>Detailed Cultural Assessments Required: Upon receipt of application for a development in an area of known or probable cultural resources, the City shall require a site assessment by a qualified professional archaeologist or historic preservation professional and ensure review by qualified parties including the Washington State Department of Archaeology and Historic Preservation, affected tribes, and historic preservation groups.</p>
✓	<p>Work to Stop Upon Discovery: If historical, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the Administrator of the Department of Community and Economic Development or designee. Upon notification of such find, the property owner shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes. The Administrator of the Department of Community and Economic Development or designee shall provide for a site investigation by a qualified professional and may provide for avoidance, or conservation of the resources, in coordination with appropriate agencies.</p>
✓	<p>Access for Educational Purposes Encouraged: Land owners are encouraged to provide access to qualified professionals and the general public if appropriate for the purpose of public education related to a cultural resource identified on a property.</p>
7. Standards for Density, Setbacks, and Height	
✓	<p>Setbacks and buffers from the OHWM: Pursuant to RMC 4-3-090E.10 Transportation: New and expanded transportation facilities shall be designed to achieve no net loss of</p>

	<p>ecological functions within the shoreline. To the maximum extent feasible the following standards shall be applied to all transportation projects and facilities:</p> <ul style="list-style-type: none"> i. Facilities shall be located outside of the shoreline jurisdiction and as far from the land/water interface as possible. Expansion of existing transportation facilities shall include analysis of system options that assess the potential for alternative routes outside shoreline jurisdiction or set back further from the land/water interface. ii. Facilities shall be located and designed to avoid significant natural, historical, archaeological, or cultural sites, and mitigate unavoidable impacts. iii. Facilities shall be designed and maintained to prevent soil erosion, to permit natural movement of groundwater, and not adversely affect water quality or aquatic plants and animals over the life of the facility. iv. All debris and other waste materials from construction shall be disposed of in such a way as to prevent their entry by erosion into any water body and shall be specified in submittal materials. v. Facilities shall avoid the need for shoreline protection. vi. Facilities shall allow passage of flood waters, fish passage, and wildlife movement by using bridges with the longest span feasible or when bridges are not feasible, culverts and other features that provide for these functions. vii. Facilities shall be designed to accommodate as many compatible uses as feasible, including, but not limited to: utilities, viewpoint, public access, or trails. <p><i>Staff Comment: The proposed road improvements are locating away from the shoreline and as far from the water interface as possible. Expansion of the existing roadway would be the minimum roadway improvements required by Renton Municipal Code to improve public safety and comply with code.</i></p>
<p>Exempt</p>	<p>Vegetation Conservation Buffer: Water bodies defined as shorelines shall have a minimum one hundred foot (100') vegetation management buffer measured from the OHWM of the regulated shoreline of the State. This developed primarily single family area provides primarily lawn and ornamental vegetation at the shoreline. Opportunities to limit ongoing adverse impacts shall be implemented through providing for native vegetation in buffers adjacent to the water based on the standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.</p> <p><i>Staff Comment: Pursuant to RMC 4-3-090F.1.h. Exemption Criteria, for development proposed on sites separated from the shoreline by intervening and lawfully created public road the requirement of this Code for vegetation buffer may be waived. The subject site is separated from the OHWM of the Lake Washington Lake Washington Blvd N.</i></p>
<p>N/A</p>	<p>Building Height – Maximum:</p> <ul style="list-style-type: none"> In water – 35 feet Within 100 feet of OHWM – 35 feet More than 100 feet from the OHWM – 35 feet Accessory Building – 15 feet

N/A	<p>Impervious area within the Buffer/Setback: 5%</p> <p>In addition, for projects that provide public access and the opportunity for substantial numbers of people to enjoy the shoreline, up to twenty five percent (25%) impervious surface is allowed; provided, that no more than five percent (5%) impervious surface is allowed closer than twenty five feet (25') from OHWM.</p> <p><i>Staff Comment:</i> See comments above under vegetation conservation buffer.</p>
N/A	<p>Impervious Area within 100 ft. of OHWM: 50%</p> <p><i>Staff Comment:</i> See comments above under vegetation conservation buffer.</p>
8. Use Regulations:	
a. Accessory uses: Roads shall be permitted subject to the following	
✓	<p>Roads: New public or private roads and driveways shall be located inland from the land/water interface, preferably out of the shoreline, unless:</p> <p>(a) Perpendicular water crossings are required for access to authorized uses consistent with the Shoreline Master Program; or</p> <p>(b) Facilities are primarily oriented to pedestrian and nonmotorized use and provide an opportunity for a substantial number of people to enjoy shoreline areas, and are consistent with policies and regulations for ecological protection.</p> <p><i>Staff Comment:</i> The proposed development includes road improvements to an existing roadway. No new water crossings are proposed and the improvements would allow substantially more people to enjoy the area. The projects comply with the development standards of the zone and shoreline designation.</p>
✓	<p>Road locations shall be planned to fit the topography, where possible, in order that minimum alteration of existing natural conditions will be necessary.</p>
N/A	<p>RCW 36.87.130 prohibits vacation of any right-of-way that abuts freshwater except for port, recreational, educational or industrial purposes. Therefore, development, abandonment, or alteration of undeveloped road ends within Shoreline Master Program jurisdiction is prohibited unless an alternate use is approved in accordance with the Shoreline Master Program.</p>

29. **Compliance with Subdivision Regulations:** Chapter 4-7 RMC provides review criteria for the subdivision. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
✓	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><i>Staff Comment:</i> Each lot would have access to a public street or road, as shown in the preliminary site plan (Exhibit 2).</p>

<p>N/A</p>	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots. <i>Staff Comment: Depth of property limits this requirement.</i></p>
<p>Compliant if condition of approval is met</p>	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-6 zone and allow for reasonable infill of developable land. Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) pipestem lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35'). <i>Staff Comment: The lots are generally rectangular or parallelogram in shape with orientation for the maximization of views to Lake Washington. Lots 1, 2, 9, 10, 11, and 12 are oriented to Road A, Lots 3-8 are oriented to Road B, Lots 13-15 are oriented to Park Ave N, and Lots 16-17 are oriented to N 40th St. Lots 3-6 are oriented to provide front yards facing east towards Road B. Staff recommends, as a condition of approval, that the front façade of the houses to be constructed on Lots 3-6 shall face Lake Washington Blvd N. A note to this effect shall be recorded on the face of the Plat map. The building design of the new residences would be reviewed and approved at the time of building permit application.</i></p>
<p>✓</p>	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards. <i>Staff Comment: Primary access to the site would be provided via a new proposed modified limited residential access road from on N 40th St. The preliminary road profiles and road sections (Exhibits 9 & 10) propose existing and proposed grading and road improvements within the four roads (Lake Washington Blvd N, N 40th St, Park Ave N, and Roads A & B). The applicant is proposing the following right-of-way dedications along the project frontage: two feet (2') on Lake Washington Blvd N, two feet (2') on N 40th St and seven feet (7') on Park Ave N.</i> <i>Lake Washington Blvd N is classified as a Collector Arterial Road and the existing ROW width is approximately 60 feet. To meet the City's complete street standards, RMC 4-6-060 has a minimum ROW width of 83 feet for a Collector Arterial Road with 0.5-foot wide curbs, 8-foot wide landscaped planters, and 8-foot wide sidewalks. In order to build this street a dedication of 11.5 feet of ROW would be required. The transportation section's plan for the street includes a half-street cross section that includes 36 feet paved width, 0.5-foot wide curbs, 8-foot wide planters, 8-foot wide sidewalks. This can be achieved in a total right of way width of 69 feet. In order to build this street section, approximately 4.5 feet of ROW would be required to be dedicated to the City along the project side of Lake Washington Blvd N. If parking is required for the development along Lake Washington Blvd N, additional ROW dedication would be required. Approval of a street modification request would be required to reduce the width of the ROW dedication from 11.5 to 4.5 feet. The request for street modifications was not consolidated into the subdivision application. The applicant must request a modification to staff for consideration.</i> <i>Access to the existing bike lane(s) along Lake Washington Blvd N would be required to be maintained throughout construction. If necessary, a detour route shall be provided.</i> <i>N 40th St, located along the north property lines, is classified as a Collector Arterial Road with approximately 60 feet of ROW. To meet the City's complete street standards for collector arterial streets, the minimum ROW width would be 83 feet requiring ROW</i></p>

	<p><i>dedication of up to 11.5 feet. The City established street section for N 40th St, which shall be installed by the developer as part of the proposed plat, would include 36 feet paved width, 0.5-foot wide curbs, 8-foot wide planters, 8-foot wide sidewalks. This would result in a total ROW width of 63 feet. To build this street section, 1.5 feet of additional ROW dedication would be required to be dedicated to the City. In addition, parking would not be allowed within the development (Roads A & B). On-street parking could be provided along the south side of N 40th St to include one 6 foot parking lane with no additional ROW dedication above the 1.5 feet. Approval of a street modification request would be required to reduce the width of the ROW dedication from 11.5 to 1.5 feet.</i></p> <p><i>The proposed development also fronts Park Ave N along the east property lines. Park Ave N is classified as a Collector Arterial Road with an existing ROW width of approximately 50 feet. To meet the City’s complete street standards for collector arterial streets, the minimum ROW width would be 83 feet requiring ROW dedication of up to 16.5 feet. The City established street section for Park Ave N, which would be required to be installed by the developer as part of the proposed plat, would include a pavement width of 36 feet, 8 foot planting strips, 5 foot sidewalks, and 0.5 foot curb. This would result in a total ROW width of 63 feet, requiring 6.5 feet of ROW dedication. On-street parking could be provided along the development side of Park Ave N to include one 6 foot parking lane with no additional ROW dedication above the 6.5 feet. Approval of a street modification request would be required to reduce the width of the ROW dedication from 16.5 to 6.5 feet.</i></p> <p><i>Two limited access residential roads (Road A and Road B) with 20 feet of paved roadway width and a hammerhead turnaround at the end of Road B have been proposed as the primary access for the internal lots of the development. The applicant is proposing a cross-section that includes a ROW width of 47 feet with 20 feet of pavement, 8-foot wide landscaped planters, 5-foot wide sidewalks, and 0.5-foot wide curbs.</i></p> <p><i>The applicant has indicated that the proposed 17-lot subdivision would generate 164 net new trips per weekday, with 11 of those trips generated during the AM peak hour (3 in, 8 out) and 17 during the PM peak hour (10 in, 7 out) (Exhibit 13). The project results in less than 20 peak hour trips; therefore, a traffic concurrency test is not required (Exhibit 27). Adequate sight distance would be provided at the intersection of the proposed new street or where Road A intersects with N 40th St.</i></p> <p><i>It is not anticipated that the proposed project would adversely impact the City of Renton’s street system subject to the payment of code-required impact fees and the construction of code-required frontage improvements (Exhibit 18). The fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City.</i></p> <p><i>Street lighting is required per RMC 4-6-060I. All street lighting would be required to meet current city standards. Lighting plans were not submitted with the land use application and would be reviewed during the construction utility permit. A lighting plan shall be submitted to, and approved by, the Current Planning Project Manager and the Plan Reviewer prior to construction permit approval.</i></p>
<p>✓</p>	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment:</i> The subject site is bordered by single-family homes around all sides of the property. The properties surrounding the subject site are residential medium density</p>

	<p>and are designated R-6 on the City’s zoning map. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code, which encourage residential infill development.</p>
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30. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	<p>Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.</p>
✓	<p>Schools: It is anticipated that the Renton School District <u>can accommodate</u> any additional students generated by this proposal at the following schools: Hazelwood Elementary School, McKnight Middle School and Hazen High School (<i>Exhibit 20</i>). Any new students attending the Renton schools would be bussed. The proposed project includes the installation of frontage improvements along the public street frontages, including sidewalks. The designated school bus stop is at the following intersections (at or near the project site): Lake Washington Blvd N/N 40th St, Park Ave N/N 40th St or Park Ave N/N 39th Pl. Therefore, there are safe walking routes to the school bus stops.</p> <p>A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal’s potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$5,643.00 per single family residence.</p>
✓	<p>Parks: A Park Impact Fee would be required for the future houses. The current Park Impact Fee is \$1,887.94. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>Staff Comment: The applicant submitted a Preliminary Technical Information Report (TIR), prepared by CPH Consultants (dated February 25, 2015; Exhibit 12). According to the TIR, the project is required to provide Basic Water Quality treatment in addition to Level 1 (i.e., basic) flow control per current City of Renton surface water standards, including recent adoption of the 2009 King County Surface Water Design Manual and the COR Addendum to that manual (KCSWDM). Water quality storm volumes are proposed to be treated with a Contech StormFilter vault in the northwest corner of the site. A series of onsite catch basin inlets and underground pipes would collect and convey surface water runoff westerly within proposed road right-of-way for the majority of the developed site to the Contech StormFilter for water quality treatment. The site qualifies for the Direct Discharge Exemption as the flow path from the project site discharge point is less than a half mile to the 100 year floodplain of Lake Washington. All of the storm water runoff from the improved site would be collected, controlled, and released to the existing 18" concrete pipe located at the intersection of Lake Washington Blvd N and N 40th St. The outfall is an open 30-inch-diameter ductile iron pipe that was constructed with riprap at the outfall location to limit bank erosion in 2007 as part of the Barbee Mill subdivision. Based on ordinary high water mark (OHWM) delineation, the invert elevation of the pipe is lower than the OHWM of Lake Washington and is currently fish-passable (Exhibit 16). WAC 222-66-260 regulates</i></p>

	<p><i>outfalls when scouring or bank erosion would negatively impact fish habitat. Therefore, the application would be required to relocate the outfall above the OHWM for Lake Washington or outfit the outfall with a device to prevent entry of fish. The appropriate exclusion device could either be a screen at the outfall, a tideflex duckbill valve, or a tidegate. A SEPA mitigation measure would install a fish exclusion device at the outfall to Lake Washington in accordance with standards set forth in the WDFW document Fish Protection Screen Guidelines for Washington State (written by Bates and Nordlund, 2001). No additional protection from bank erosion is proposed by the project.</i></p> <p><i>The conveyance system analysis provided in the preliminary Technical Information Report (TIR) does not provide a complete analysis of the system to the outfall in Lake Washington in accordance with the requirements for the direct discharge exemption as outlined in Section 1.2.3 of the 2009 KCSWDM. The applicant would be required to provide a complete conveyance system analysis, including new conveyance pipes within the proposed development and existing conveyance pipes from the development boundary to the outfall in Lake Washington. The applicant would be required to demonstrate the outfall is adequately sized to support the added run-off from the development.</i></p> <p><i>According to the TIR, it was determined that the existing stormwater system can safely and effectively convey the increased runoff for the 100 year storm event generated by the additional imperious areas from the project site without overtopping. As a result, no flow control facilities were proposed for this project and the runoff would discharge directly to Lake Washington.</i></p> <p><i>There are existing stormwater mains located in Lake Washington Blvd N, N 40th St and Park Ave N. Evaluation and inclusion of a BMP's would be accomplished at final engineering.</i></p> <p><i>The submitted geotechnical report identifies the soils as fill (characterized as loose to medium dense), unweathered deposits (dense to very dense), and native soils (medium to dense) not supportive of large-scale or full infiltration facility design; however, native soils are a good candidate for limited infiltration and/or bioretention applications (Exhibit 11).</i></p>
<p>✓</p>	<p>Water: The proposed water main improvements as shown on the composite utilities civil plan submitted with the Land Use Application within the site provides the required 8-inch water main extension into the development, connecting the existing 12-inch water main located in N 40th St and the existing 8-inch water main located in an easement along the south property line. The proposed water service lines shall not be installed curved. Water mains must be extended to the end of the hammerhead on Road B and an 8-inch end cap and 2-inch blow off would be required.</p> <p>The water main extension from the 8 inch water main from the south property line shall not be installed along the common lot line. A 5 foot offset from the property line is required.</p> <p>Fire hydrants are required with 300 feet of each lot and the location would be subject to the Renton Fire Authority. The number and location of new hydrants would be dependent upon the finished square footage of the homes.</p> <p>Each lot shall have a separate meter. The project proposes one 1-inch water service line and meter to each lot, for a total of fourteen (14) new domestic water service lines and meters (credit would be given for the (3) water service lines and meters serving the existing properties).</p> <p>The development is subject to applicable water system development charges and</p>

	<p>meter installation fees based on the size of the water meters. Water system development charges for each proposed 1-inch domestic water service would be \$3,245.00 per meter or \$55,165.00 for (17) 1 inch meters. A redevelopment credit of the water system development charges in the amount of \$3,245.00 would be applied to each of the (3) existing ¾ inch meters to 3908 and 3916 Lake Washington Blvd and 3907 Park Ave N if they are abandoned and capped at the main line. The total water SDC fee is \$45,430.00. This is payable at construction permit issuance.</p> <p>Water service installation charges for each proposed 1-inch water service is \$2,850.00 per meter. The total water service installation fee is \$48,450.00. This is payable at construction permit issuance. The drop in meter fee is \$460.00 per meter. The total water drop in meter fee is \$7,820.00. This is payable at issuance of the building permit. Additional water system development charges and water meter charges would apply if a landscape irrigation meter is required and is based on the size of the meter.</p>
<p>✓</p>	<p>Sanitary Sewer: There is an 8-inch sanitary sewer main in Park Ave N, an 8-inch main in N 40th St and a 10-inch main in Lake Washington Blvd N. The applicant has proposed an 8-inch extension from the sanitary sewer main in N 40th St to provide sanitary sewer service to each of the internal lots. The project proposes to connect lots 3 through 6 to the existing 10-inch main in Lake Washington Blvd, lots 14 through 16 to the existing 8-inch main in Park Ave N and lots 17 and 18 to the existing 8-inch main in N 40th St.</p> <p>Each lot would be required to be served by an individual side sewer (dual side sewers are not allowed). The side sewers to serve lots 5 and 6, which are shown to be installed through the Open Space Tract, shall be in a dedicated 15 foot sewer easement. Credit would be provided for the three (3) recently demolished homes that were connected to the City sewer service. New side sewers shall be installed to serve each individual property.</p> <p>There are existing concrete side sewers not serving any homes which were installed on N 40th St and Lake Washington Blvd N, which were part of the City’s LID project (see As Built #S 0142) would be required to be cut and capped at the main as part of the project development.</p> <p>The development is subject to applicable wastewater system development charges based on the size of the new domestic water to serve the project. The SDC fee for a 1-inch meter is \$2,242.00 per meter. A redevelopment credit of the wastewater system development charges in the amount of \$2,242.00 would be applied to each of the former homes at 3908 and 3916 Lake Washington Blvd N and 3907 Park Ave N, provided they were abandoned and capped at the main line during demolition. The total water SDC fee would be \$31,388.00. This fee is payable at construction permit issuance.</p>

I. CONCLUSIONS:

1. The subject site is located in the Residential Medium Density (MD) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 10 and FOF 24.
2. The subject site is located in the Residential-6 (R-6) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 11 and FOF 25.
3. The proposed plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 26.

4. The proposed plat complies with the Critical Areas Regulations provided the applicant complies with City Code and conditions of approval, see FOF 27.
5. The review of the application was based on the following: the application; the environmental checklist provided; information and comments from all affected City departments and is determined to be consistent with the policy and provisions of the Shoreline Management Act and the Shoreline Master Program, see FOF 28.
6. The proposed plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 29.
7. The proposed plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 29.
8. There are safe walking routes to the school bus stop, see FOF 30.
9. There are adequate public services and facilities to accommodate the proposed plat, see FOF 30.
10. The proposal does not degrade the ecological functions or natural character of the shoreline area.
11. The proposal would not interfere with the public use of public shorelines.
12. The proposal is in harmony with the general purpose and intent of the Shoreline Master Program. Staff does not anticipate any adverse impacts on surrounding properties and uses as long as the condition of approval is complied with.

J. RECOMMENDATION:

Staff recommends approval of the Senza Lakeview Preliminary Plat and Shoreline Substantial Development Permit, File No. LUA16-000165, ECF, PP, SM, as depicted in Exhibit 2, subject to the following conditions:

1. The applicant shall comply with the mitigation measures issued as part of the Determination of Non-Significance - Mitigated, dated May 6, 2016.
2. The applicant shall demonstrate compliance with the minimum lot dimensional standards of the Residential-6 zone prior to issuance of a construction permit. A note on the face of the Final Plat shall be recorded if lot dimension averaging is utilized.
3. The applicant shall record a note on the face of the Final Plat if setback averaging is utilized.
4. The applicant shall create a dual open space and tree protection tract at the southwest corner of the plat to retain the western redcedar in perpetuity. A note to this effect shall be recorded on the face of the Plat map.
5. The applicant shall remove any invasive species and replant with native drought tolerant landscaping (trees, shrubs and groundcover) within the open space tract.
6. The applicant shall cover the vault tract with landscaping. A final detailed landscape plan shall be submitted to and approved by the City of Renton Project Manager prior to construction permit approval.
7. The applicant shall provide a permanent six foot (6') tall fence along the south border of the open space tract and Lot 6 to prevent direct access to the Easthaven Short Plat private driveway. The fencing detail and location shall be identified on the final landscaping plan.
8. The applicant shall demonstrate compliance with the maximum retaining wall height standards. A final detailed grading plan shall be submitted to and approved by the City of Renton Project Manager prior to issuance of a construction permit. Alternatively, the applicant may submit a formal request for modification to staff for consideration to deviate from the retaining wall height standards of the code.

9. The applicant shall provide a pathway to connect the common open space tract to the development. The pathway shall be a minimum three feet (3') in width and made of paved asphalt, concrete, or porous material such as porous paving stones, crushed gravel with soil stabilizers, or paving blocks with planted joints. In addition, one easily accessible amenity, such as a park bench (no structures), shall be provided within the open space area. The details of the amenity shall be identified on the final landscaping plan for review and approval by the Current Planning Project Manager, prior to construction permit issuance.
10. The applicant install a temporary sign from grading and utility construction permit through building permit occupancy that discourages unnecessary or unwarranted trips onto the private drive, serving 3818, 3824, 3830, and 3836 Lake Washington Blvd N. The details of the sign and location must be submitted to and approved by the City of Renton Project Manager prior to issuance of a construction permit.
11. The applicant shall orient the front façades, of the houses to be constructed on Lots 3-6, to Lake Washington Blvd N. A note to this effect shall be recorded on the face of the Plat map.
12. The applicant shall create a Home Owners Association (“HOA”) that retains or improves the existing vegetation within the open space tract. A draft HOA document has been submitted as part of the application. A final HOA shall be submitted to, and approved by, the City of Renton Project Manager and the City Attorney prior to Final Plat recording. Such documents shall be recorded concurrently with the Final Plat.