
DRAFT ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: September 22, 2014

Project Name: Reserve at Tiffany Park

Project Number: LUA13-001572, ECF, PP, CAR

Project Manager: Rocale Timmons, Senior Planner

Owner: Renton School District; 300 SW 7th St; Renton, WA 98055

Applicant: Henley USA LLC, 11100 Main Street, Suite 100; Bellevue, WA 98004

Contact: Novastar Dev Inc.; Wayne Potter; 18215 72nd Ave S; Kent, WA 98032

Project Location: SE 18th St and 124th Place

Project Summary: The applicant has submitted a proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 97-lot subdivision (96 lots with a 30% tree retention alternative plan). The 21.66 acre site is located within the Residential-8 dwelling units per acre (R-8) zoning classification. A small portion of the site located within the R-4 zoning classification. All proposed lots would be located within the R-8 zoning classification. The subject property is located at the dead end of SE 18th St bordered by the Cedar River Pipeline along the southern property line and Mercer Island Pipeline along the eastern property line. The 96 lots would result in a density no more than 5.70 dwelling units per acre. Lot sizes would range from 4,500 square feet to 8,456 square feet with an average lot size of 5,399 square feet. In addition to the 97 (96) lots, 13 tracts are proposed for sensitive areas, tree retention, storm drainage, access, pedestrian connections, and open space including an (existing) vegetated buffer along the northern boundary 10-feet in width. Access to the site would be gained from SE 18th St with secondary access extended from 124th Place SE. The site is currently vacant with 1,305 significant trees and the applicant has proposed to retain 147 trees (188 trees with a 30% tree retention alternative plan). The applicant has submitted a Wetland Report, Drainage Report, Traffic Impact Analysis, Geotechnical Engineering study, Arborist Report, Habitat Data Report, and Independent Secondary Studies for Transportation and Wetlands are included with the application. The site contains three Category 2 wetlands (Wetlands A, C, and, D) and two Category 3 wetlands (Wetland B and E). The applicant is requesting a Critical Area Exemption for the extension of SE 18th St through portions of the buffer associated with Wetland E.

Site Area: 21.66 acres

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant requested SEPA Environmental Review and Preliminary Plat approval for a 98-lot subdivision on November 14, 2013. The Planning Division of the City of Renton accepted the above master application for review on November 25, 2013. During our review, staff determined additional information was necessary in order to proceed. On December 16, 2013 the project was placed on hold pending receipt of a Habitat Data Report and Independent Secondary Reviews of the provided Critical Area/Wetland Report and Traffic Study. While a revised plat plan was submitted to the City on March 3, 2014 the applicant didn't submit all necessary documentation to have the project taken off hold until July 16, 2014. The March 3, 2014 plat plan/submittal package reflected a change from a proposed detention pond to a drainage vault, a revised lot layout/internal circulation pattern, and a vegetated buffer along portions of the perimeter of the site. The July 16, 2014 proposal included a request for SEPA Environmental Review, Preliminary Plat, and Critical Area Exemption for a 97-lot subdivision (Exhibit 2).

However, during our review of the July 16, 2014 plat, staff determined additional information was necessary in order to proceed. On August 20, 2014 the project was placed on hold pending receipt of a revised Tree Protection Plan/Arborist Report and Tree Retention Plan which required the retention of at least 30% of the significant trees on site. The applicant submitted all necessary documentation and on September 5, 2014 the project was taken off hold. Submittals included an Alternative Tree Cutting and Land Clearing Plan demonstrating that the retention of at least 30% of the significant trees on site would result in the loss of one lot for a total of 96 lots (Exhibit 11).

The subject site is situated at the dead end of SE 18th St bordered by the Cedar River Pipeline along the southern property line and Mercer Island Pipeline along the eastern property line and consists of four tax parcels (#212304-9044, 212305-9051, 212305-9154, and 212305-9061). The 21.66 acre site is located within the Residential-8 dwelling units per acre (R-8) zoning classification. A small portion of the site is located within the R-4 zoning classification. All proposed lots would be located within the R-8 zoning classification.

The site is entirely surrounded by existing single family residences. The site is unique in shape and ties into two existing road stubs. The first is located in the northwest corner of the site at the dead-end of SE 18th St. The second road stub is located to the southwest of the site on the southern side of the Cedar River Pipeline at the dead-end of 124th Place SE. The applicant is proposing to extend these road stubs into the site in order to provide public access and circulation. Internal residential access streets are proposed to provide access to each lot.

The proposed 97 lots, or the 96 lot alternative, would result in a density of 5.70 dwelling units per acre or less. Lot sizes would range from 4,500 square feet to 8,456 square feet with an average lot size of 5,399 square feet. In addition to the proposed single family lots, 13 tracts are proposed for sensitive areas, tree retention, storm drainage, access, pedestrian connections, and open space including an (existing) vegetated buffer along the northern boundary 10-feet in width. The total area for all sensitive areas and native/passive open space proposed to be provided is 5.28 acres, approximately 24.4% of the site.

The site is currently vacant with 1,305 significant trees and a series of existing pedestrian trails. The July 16, 2014 submittal indicated the applicant proposed to retain 147 trees (Exhibit 3). However, the

Alternative Tree Cutting and Land Clearing Plan, submitted on August 29, 2014 depicted the retention of 188 trees (Exhibit 11).

Due to the several revisions made to the plat, and revised submittal materials, staff utilized the plat plan dated July 16, 2014 (Exhibit 2) to base its Environmental analysis. The applicant has submitted the following reports for review and analysis in support of the July 16, 2014 plat plan: Wetland Report (Exhibit 5), Drainage Report (Exhibit 8), Traffic Impact Analysis (Exhibit 9), Geotechnical Engineering study (Exhibit 7), Tree Protection/Arborist Report (Exhibit 4), and Habitat Assessment (Exhibit 6). Additionally the following reports have been provided by the applicant for review and analysis: Alternative Tree Cutting and Land Clearing Plan (Exhibit 11), Independent Secondary Review – Traffic (Exhibit 13), Independent Secondary Review – Wetland (Exhibit 14), Supplemental Independent Secondary Review – Wetland (Exhibit 15), Habitat Assessment Technical Memorandums (Exhibit 16 and 17).

The site contains three Category 2 wetlands (Wetlands A, C, and, D) and two Category 3 wetlands (Wetland B and E). The applicant is proposing wetland buffer reductions in the amount of approximately 8,000 square feet to be mitigated with buffer additions in the amount of approximately 48,000 square feet. The applicant is also requesting a Critical Area Exemption for the extension of SE 18th St through a small portion of the buffer associated with Wetland E.

The subject site is located in Zone 2 of the Aquifer Protection Area and contains sensitive slopes. The applicant is proposing excavation estimated at 70,000 cubic yards. The on-site stripping is anticipated to be 22,000 cubic yards which would either be redistributed on site or exported off site if the soils cannot be used.

The subject property is currently owned by the Renton School District. In 2013 the Renton School District approved a Purchase and Sale Agreement with the applicant (Henley USA, LLC) to sell the subject site. The agreement authorizes the applicant to assess the property's suitability for the proposed development and obtain the necessary approvals in compliance with the City of Renton development regulations.

It should be noted two community meetings, regarding the proposed project, have been held at Tiffany Park Elementary. The first meeting, on February 6, 2014, was organized and facilitated by community members. City staff attended the first meeting as a guest on the agenda and provided information on the public process. The second meeting was organized and facilitated by the City on September 9, 2014. Topics of discussion included a project overview, a description of the public process, and provided information on how to participate in the public process.

Staff received several public comment letters/emails (Exhibit 10.0 – 10.70). To address public comments the following report contains analysis related to the following impacts: Earth/Soils, Wetlands, Stormwater, Groundwater, Plants, Wildlife, Noise, Aesthetics, and Transportation. Additional environmental analysis and findings for the topics above will also be included in staff's recommendation to the City's Hearing Examiner for the Preliminary Plat (hearing tentatively scheduled for October 21, 2014).

Non-SEPA concerns raised by public will only be addressed as part of staff's recommendation to the City's Hearing Examiner for the Preliminary Plat and are not included in this report. Non-SEPA concerns include, but are not limited to the following: subdivision regulations, zoning, permitted uses, density, public notice,

construction mitigation/traffic control, landscaping, fencing, school capacity, access, parking, retaining walls, lot standards/dimensions, encroachments, setbacks, utilities, public services, and home sizes.

PART TWO: ENVIRONMENTAL REVIEW

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

A. Environmental Threshold Recommendation

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

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

B. Mitigation Measures

1. All earthwork performed, implemented by the applicant, shall be consistent with the recommendations of the geotechnical report, prepared by Associated Earth Sciences, Inc., dated September 28, 2012.
2. The final drainage report shall include a more detailed downstream analysis. Pursuant to KCSWDM 1.2.2.1, a Level 2 downstream analysis for ¼ mile from the project site is required. The applicant should note that Level 3 flow control could be required as part of the Level 2 downstream analysis. A revised final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton, is required to be submitted to the satisfaction of the Plan Reviewer prior to construction permit approval. The applicant shall also be required to comply with, and implement, any recommended mitigation measures included in the revised Drainage Report.
3. The applicant shall be required to retain 30% of the significant trees on site with exclusions for those trees that are considered dead, diseased, or dangerous, trees located within proposed rights-of-way, and trees located within the critical areas and their associated buffers.
4. The applicant shall be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation. The applicant shall also be required to comply with, and implement, any recommended mitigation measures included in the inspection reports.
5. The applicant shall be required to submit a mitigation plan, prepared by a qualified professional, which will address vermin abatement during project grading and site improvements. The vermin abatement mitigation plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval. The applicant shall also be required to comply and implement any recommended mitigation according to an approved plan.

6. A minimum 15-foot wide partially sight obscuring landscape buffer along the perimeter of the site shall be provided. The 15-feet would allow for the offset of tree planting, as opposed to a linear tree line, which would create a more natural buffer in keeping with the existing character of the site. Such landscaping or landscape plus fencing shall be, at minimum, 6-feet high at maturity and at least 50% sight-obscuring. Existing mature trees are located within this 15 foot buffer should be maintain and protected during construction unless determined by an Arborist that such tree is dead, diseased, or dangerous.
7. The applicant shall install a STOP sign with a stopline in thermoplastic on the southbound approach of Monroe Ave SE to SE 18th St in order to address the sight distance concerns at this intersection prior to Final Plat approval. The final design is subject to final construction permit review prior to construction permit issuance.
8. The applicant shall submit a revised TIA including an analysis of the 124th Place SE and SE 158th St intersection sight distance and recommend appropriate mitigation. The revised TIA shall be submitted to, and approved by, the Plan Reviewer prior to utility construction permits. The applicant shall also be required to comply with, and implement, any recommended mitigation measures included in the revised TIA.
9. The applicant shall install directional information signage (white letters on green background) at S Puget Drive and 116th Ave SE facing west prior to Final Plat approval. The signs shall read "TIFFANY PARK" with a left arrow and "CASCADE" with a right arrow. The final design is subject to final construction permit review prior to construction permit issuance.
10. An additional CROSSROAD (W2-1 symbol) warning sign with a 15MPH advisory speed shall be installed by the applicant on the southwest directional approach to Beacon Way SE, along the north side of SE 16th St (east of Beacon Way SE). The final design is subject to final construction permit review prior to construction permit issuance.
11. The applicant shall provide a marked crosswalk at the intersection of SE 18th St and Lake Youngs Way SE prior to Final Plat approval. The final design is subject to final construction permit review prior to construction permit issuance.

C. Exhibits

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| Exhibit 1 | ERC Report |
| Exhibit 2 | Preliminary Plat Plan (dated July 16, 2014) |
| Exhibit 3 | Tree Cutting and Land Clearing Plan (dated July 16, 2014) |
| Exhibit 4 | Tree Protection Report (June 6, 2014) |
| Exhibit 5 | Revised Wetland Determination and Response Letter (dated June 3, 2014) |
| Exhibit 6 | Habitat Assessment (dated January 16, 2014) |
| Exhibit 7 | Geotechnical Report (dated September 28, 2012) |
| Exhibit 8 | Drainage Report (dated February 24, 2014) |
| Exhibit 9 | Traffic Impact Analysis (dated April 23, 2014) |
| Exhibit 10 | Public Comment Letters: 10.1-10.70 |
| Exhibit 11 | Alternative Tree Cutting and Land Clearing Plan (August 29, 2014) |

- Exhibit 12 Alternative Tree Protection Report (August 27, 2014)
- Exhibit 13 Independent Secondary Review - Traffic
- Exhibit 14 Independent Secondary Review – Wetland (April 3, 2014)
- Exhibit 15 Supplemental Independent Secondary Review – Wetland (July 9, 2014)
- Exhibit 16 Habitat Assessment Technical Memorandum (dated February 11, 2014)
- Exhibit 17 Habitat Assessment Technical Memorandum (dated June 12, 2014)
- Exhibit 18 Landscape Plan (dated July 16, 2014)

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The site topography can best be characterized as sloping down to the west with gentle slope inclinations with a total vertical relief of 50 feet. The site generally slopes from east to west from elevation 456 to 398. The project site has an average slope between 10% and 15% with a small isolated area containing 25% slopes. A preliminary grading plan was prepared for the proposal which depicts mass grading of the site (outside of protected critical areas) with cuts and fills balanced onsite estimated at 70,000 cubic yards. The on-site stripping is anticipated to be 22,000 cubic yards which would either be redistributed on site or exported off site if it cannot be used. Following construction it is anticipated the proposal would result in an impervious cover of approximately 61%.

The applicant submitted a Geotechnical Report prepared by Associated Earth Sciences, dated September 28, 2012 (Exhibit 7). The report states that there are no geotechnical conditions on site that would preclude the proposed development.

A surficial layer of organic topsoil was encountered at each of the exploration pits ranging from 1 to 1.9 feet. Due to their high-organic content, the topsoil is not considered suitable for foundation, roadway, slab-on-grade floor support, or structural fill. The entire site is underlain by Vashon lodgment till (medium dense to very dense, silty sand with gravel, cobbles, and boulders). Lodgement till is favorable for support of foundations, floor slabs, and paving, with proper preparation. For drainage purposes, this medium dense, moist, fine sand with silt is not a suitable for infiltration.

Groundwater seepage was encountered at approximately 10 feet. The report states that perched groundwater conditions are likely to develop seasonally. The report also states that the risk for liquefaction to occur at the site during an earthquake is negligible. Finally, the site is located approximately 250 feet east of a moderate Coal Mine Hazard. No special coal mine impact study is required unless located with 50 feet of a mapped coal mine hazard.

The geotechnical report does include specific recommendations in order to mitigate potential geotechnical impacts including: site preparation, temporary cut slopes, site disturbance. Winter construction, structural fill, foundations, pavement recommendations. Therefore, staff recommends as a mitigation measure that the applicant be required to comply with the recommendations included in the provided Geotechnical Engineering Report (Exhibit 7).

Soil erosion is possible during improvements especially if conducted in the wet season. The applicant will be required to design a Temporary Erosion and Sedimentation Control Plan (TESCP) pursuant to the current 2009 King County Surface Water Design Manual Erosion and Sediment Control Requirements.

A number of retaining walls are proposed to be constructed on site as part of the grading proposal and will be further reviewed as part staff's recommendation to the Hearing Examiner for the Preliminary Plat.

Mitigation Measures:

1. All earthwork performed, implemented by the applicant, shall be consistent with the recommendations of the geotechnical report, prepared by Associated Earth Sciences, Inc., dated September 28, 2012.

Nexus: SEPA Environmental Regulations, RMC 4-4-060 Grading, Excavation, and Mining Regulations

2. Water

a. Wetland, Streams, Lakes

Impacts: Due to the presence of critical areas the applicant completed a Wetland Determination, prepared by C. Gary Schulz, Inc., dated October 30, 2013. The applicant submitted a revised Wetland Determination in response to revisions to the plat including the use of a drainage vault, instead of a drainage detention pond, and the inclusion of a vegetated buffer along portions of the site perimeter, dated February 28, 2014. The revised Wetland Determination replaced the original wetland determination. Both reports identified four wetlands on the subject site (Wetlands A-D).

Based on public comments received (Exhibit 10), staff required an evaluation by an independent qualified professional regarding the applicant's wetland analysis and the effectiveness of any proposed mitigating measures. On April 3, 2014 an independent secondary wetland review was provided to the City by Otak (Exhibit 14). The memo outlined several requests for information before the secondary review could be completed, including: reflagging, additional survey information, associated changes to the mitigation plan, and the inclusion of temporary impacts. On May 7, 2014 a meeting was held on site, attended by representatives of the City, the project applicant (Henley USA), the project contact (Barghausen), the applicant's wetland specialists (Gary Schulz and Soundview Consultants), and Otak.

Following the completion of recommendations in the Otak memo (Exhibit 14) and the meeting held on site, the applicant submitted a Revised Wetland Determination and Response on June 3, 2014 (Exhibit 5). The Revised Wetland Determination identified a 5th wetland (Wetland E) and address

those concerns raised by Otak in their memo, dated April 3, 2014. On July 9, 2014 a supplemental independent secondary wetland review, of the Revised Wetland Determination, was provided to the City by Otak (Exhibit 15). The memo generally outlined concurrence with the June 3, 2014 Revised Wetland Determination. The revised wetland buffer averaging proposal for Wetlands A, B, C, and D were generally supported (additional comments below) as was the identification and support of a needed Critical Area Exemption for Wetland E (see additional comments below).

Due to the several revisions made to the plat, and revised submittal materials, Staff utilized the Revised Wetland Determination and Response Letter (dated June 3, 2014) in support of the plat plan dated July 16, 2014 to base its analysis.

The critical areas on site have a total area of 118,494 square feet (2.72 acres) and would be located in (Tracts B, G, K, & M). The applicant is proposing to increase wetland buffers which would result in a total native open space used to preserve native forest habitat of approximately 175,199 square feet (4.02 acres).

Tiffany Park Wetland Characteristics

Wetland	Size	Category	Buffer	Proposed Impact to Buffer
A	3,326 SF	2	50	2,825 SF (Temporary) 3,740 SF (Averaged w/ 35,583 SF of additional buffer)
B	505 SF	3	25	2,644 SF (Averaged w/ 11,890 SF of additional buffer for the Wetland B/C complex)
C	5,349 SF	2	50	N/A
D	3,381 SF	2	50	1,203 (Temporary) 1,627 SF (Averaged w/ 2,589 SF of additional buffer)
E	665 SF	3	25	14 SF (Permanent)

Wetland A: Wetland A is a 3,326 square foot wetland located on the north side of the subject property. The report states the wetland is palustrine, scrub-shrub, is seasonally flooded and is classified as a Category 2 wetland. According to RMC 4-3-050 Category 2 wetlands have a standard buffer of 50 feet.

Wetland B: Wetland B is a small 505 square foot wetland located on the south side of the subject property. It is likely this wetland has groundwater influence and seasonal surface water flows from surrounding upland. The report states the wetland is predominately vegetated with shrubs and is classified as a Category 3 wetland. According to RMC 4-3-050 Category 3 wetlands have a standard buffer of 25 feet.

Wetland C: Wetland C is a 5,349 square foot wetland located just east of Wetland B and is the largest wetland on site. Wetland C is forested and has a dense shrub cover. It is likely this wetland is also supported by groundwater influence and rainfall runoff. The report states the wetland is palustrine, scrub-shrub, is seasonally flooded and is classified as a Category 2 wetland. According to RMC 4-3-050 Category 2 wetlands have a standard buffer of 50 feet.

Wetland D: Wetland D is a small 3,381 square foot wetland located adjacent to the Mercer Island pipeline. Wetland D has a dense shrub cover. It is likely this wetland is also supported by groundwater influence and rainfall runoff. The report states the wetland is palustrine, scrub-shrub, is seasonally flooded and is classified as a Category 2 wetland. According to RMC 4-3-050 Category 2 wetlands have a standard buffer of 50 feet.

Wetland E: Wetland E is a small 665 square foot wetland located adjacent to SE 18th St. Wetland E has sparse shrub cover. It is also likely this wetland is supported by groundwater influence and rainfall runoff. The report states the wetland is palustrine, scrub-shrub, is seasonally flooded and is classified as a Category 3 wetland. According to RMC 4-3-050 Category 3 wetlands have a standard buffer of 25 feet.

Wetland Buffer Averaging:

The applicant has proposed buffer averaging for Wetlands A, C, and D. It should be noted Wetland B is located within the 50-foot buffer of Wetland C and as a result the proposed buffer averaging is combined to compensate for buffer reduction. Overall the applicant is proposing wetland buffer reductions in the amount of approximately 8,000 square feet to be mitigated with buffer additions in the amount of approximately 48,000 square feet. Pursuant to RMC, buffer width averaging may be allowed by the reviewing official only where the applicant demonstrates all of the following:

- i. That the wetland contains variations in ecological sensitivity or there are existing physical improvements in or near the wetland and buffer; and
- ii. That width averaging will not adversely impact the wetland function and values; and
- iii. That the total area contained within the wetland buffer after averaging is no less than that contained within the required standard buffer prior to averaging; and
- iv. In no instance shall the buffer width be reduced by more than 50% of the standard buffer or be less than 25 feet wide.

The applicant's Revised Wetland Determination, generally concurred by the Otak Supplemental Independent Secondary Review, concluded the wetland buffers proposed for buffer reduction through averaging would have the physical characteristics that can protect water quality and wetland hydrologic functions including flood storage (Exhibits 5 and 15 respectively). The buffer averaging plan provides additional buffer area at ratios that range from 1.6:1.0 to 9.5:1.0. Wetlands A, B, C, and D would have buffer areas significantly greater following the buffer averaging proposal. The factors that can increase or provide sediment and pollutant removal the report states would remain in the reduced buffer areas. The subject wetlands would be preserved and have the opportunity to improve water quality and reduce flooding and erosion with the additional of buffer area. Additionally, the requested buffer reductions are no greater than 50% of the standard buffer widths, with a majority of the buffer reductions at approximately 36%. Finally, none of the standard 50-foot buffers would be reduced to the minimum buffer setback of 25 feet.

Staff has reviewed the revised wetland buffer averaging proposal for Wetlands A, B, C, and D, and agrees that the proposal meets all requirements in RMC 4-3-M.6.f. However, as indicated in the

Supplemental Independent Secondary Review (Exhibit 15), there does not appear to be buffer adjustments on the north and east sides of Wetlands B and C to take into account the "lock + load walls" proposed. It appears that portions of the walls may fall within the proposed final buffer edges. If this is the case, the plans should be revised to avoid these impacts, or to accurately show the permanent buffer impacts. Staff will be recommending a condition of Preliminary Plat approval to address this concern.

Temporary Wetland Buffer Impacts:

As a part of the project's construction temporary wetland impacts are anticipated. These impacts would result in 3,393 square feet of impacted area.

There are two locations on the project site where temporary buffer impacts could occur during lot and roadway construction activities. The larger area is along the north boundary of proposed Lots 1 through 6. Due to the topography in this area excavation is proposed in order to create building pads for residential lots. The estimated area of buffer disturbance is anticipated to be 2,825 square feet with portions of the disturbance not located within the code required 50-foot buffer but within the proposed enhanced buffer.

The second location of potential temporary buffer impact is proposed for a retaining wall adjacent to the buffer of Wetland D. The impact area shown is about 8 feet wide and 150 feet in length. The area for this temporary impact is 1,203 square feet with approximately ½ of the area not located within the code required 50-foot buffer and is located within the proposed enhanced buffer. The applicant is proposing mitigation for temporary impacts to buffers with restoration including new tree and shrub plantings designed to replace site-specific plant community habitat.

Staff has reviewed the proposed temporary wetland buffer impacts, along with the Supplemental Independent Secondary Review (Exhibit 15) and has determined that the Revised Wetland Determination report (Exhibit 5) sufficiently discusses and shows temporary impacts to wetland buffers. Staff will be recommending as a condition of Preliminary Plat approval, potential temporary buffer impacts consisting of minor intrusions or disturbance from construction activities will be restored with appropriate grading, soil amendments, and planting of native species. Anticipated conditions of Preliminary Plat approval are expected to bring the impacted areas to similar or better conditions than what existed prior to construction. Prior to construction, specific vegetation in the temporary buffer impact areas are required to be submitted and approved in order to ensure appropriate vegetation is planted in the restoration areas.

Critical Area Exemption:

The revised Wetland Determination report (Exhibit 5) discusses a permanent buffer impact to Wetland E. The Tiffany Park project will require the extension of SE 18th St. The City's Complete Street Standards (RMC 4-6-060) would require the extension to be 1.5 feet wider than the existing right-of-way. In order to construct the new portion of SE 18th St to current standards a very minor portion of Wetland E buffer would be impacted. The impact totals 14 square feet of new buffer impact and results in a wetland buffer width of less than 25 feet. Wetland E's standard 25-foot buffer has been impacted (cleared, graded, and paved) from the past construction of SE 18th St and the adjacent sidewalk. Existing buffer impact is estimated to be approximately 219 square feet.

The Renton Municipal Code has an exemption allowance for extensions of a public street to impact wetland buffers. The project would fall under the Specific Exemptions—Critical Areas and Buffers, which states “the construction of new trails, streets, roads, rights-of-way and associated appurtenances, facilities and utilities where no alteration or additional fill materials will be placed other than the minimum alteration and/or fill needed...” (RMC 4-3-050C.5.e.ii).

While staff received several comments requesting the denial of the requested exemption, the proposed area of new impact to the Wetland E buffer is very small, and is necessary for construction of the SE 18th St extension. Full street improvements, along SE 18th St would assist in providing much needed pedestrian connectivity. Therefore, staff will likely be making a Preliminary Plat recommendation to the Hearing Examiner in support of the requested Critical Area Exemption along with a request for enhancement of other critical areas on site.

Conditions associated with Preliminary Plat approval will likely include wetland signage and fencing and review and approval of a final wetland mitigation plan. In order to preserve and protect the wetlands and associated buffers the applicant will be required, to establish a Native Growth Protection Easement over the parts of the site encompassing wetlands and buffer areas.

Mitigation Measures: No further mitigation needed

Nexus: Not applicable

b. Storm Water

Impacts: The site is located within the mainstem subarea of the Cedar River Basin. The site receives drainage from properties to the north. In the pre-developed condition all downstream drainage currently flows off site onto the properties immediately adjacent to the west or onto SE 18th St where it is collected by the existing stormwater conveyance system. Following the existing closed conveyance system to Tiffany Park Elementary School the runoff is collected by a 60-inch trunk line and ultimately conveyed northwest to Ginger Creek.

The applicant submitted a Preliminary Drainage Report prepared by Bargharusen, dated February 24, 2014 (Exhibit 8). The proposed subdivision is subject to full drainage review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City’s flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. All core and six special requirements have been discussed in the report.

This project would not discharge to any critical areas or onto adjacent properties as it would tie into an existing storm drain conveyance system downstream of the detention and water quality system.

A conveyance system consisting of catch basins and storm pipe would be constructed in the roadways to collect drainage from all impervious surfaces and lots on site and convey to the new drainage facility. The drainage facility located in Tract A is a detention vault sized for Level 2 Flow Control. Based on Level 2 detention vault sizing calculations, the vault volume required is 245,850 cubic feet. Water quality would be met with the use of a StormFilter for this project. In order to

provide the necessary depth within the detention facility a new conveyance system will be constructed within SE 18th St and connect to the existing storm line at the intersection of SE Lake Youngs Way. Stormwater would be discharged into a new 18-inch storm pipe to be constructed in SE 18th St approximately 600 feet west of the property boundary where it will connect to an existing storm line in Lake Youngs Way SE. Upon discharging to the existing storm system at Lake Youngs Way SE the existing 18-inch concrete pipe turns south and conveys stormwater to the entrance of Tiffany Park. Upstream of the site to the northeast is the existing Mercer Island Pipeline. This pipeline is approximately 60 feet wide. The pipeline is fully cleared with grass overgrowth and is slightly crowned along the center of the right-of-way for its full length adjacent to the project site. Due to the inability to efficiently bypass the 30-foot-wide portion that flows onto the project site, it is proposed that this region of runoff be collected and routed to the on-site drainage facility. As such, this area is being considered as part of the pre-developed site and is not part of the upstream basin.

There is also an upstream basin to the east of the Mercer Island Pipe Line that would be bypassed through the site and around the onsite drainage facilities. This basin consists of runoff from a portion of 129th Place SE and the 19th Ct SE cul-de-sac along with the surrounding homes. Runoff from this basin is collected and routed by a series of catch basins and storm pipes to an existing ditch along the east side of the pipeline. A 12-inch culvert crosses the Mercer Island Pipe Line and discharges runoff into the onsite Wetland "D". Runoff from this upstream basin and from Wetland "D" would be collected in a separate conveyance system and routed through the site.

The report states that the project should not pose significant negative impacts to the downstream drainage course. The proposed Level 2 Flow Control would restrict the flow of the 2-year release rate to 50% of the pre-developed site and is proposed to provide adequate mitigation to prevent any future drainage complaints as a result of this proposed site development.

Staff received comments from surrounding property owners and the Tribes, with respect to drainage concerns for the proposal and areas downstream (Exhibit 10). Downstream capacity issues have been observed and the area is considered a nuisance necessitating City stormwater maintenance work. It is unclear, with a Level 1 downstream analysis, if the proposed project would exacerbate the downstream capacity issues. Therefore, staff recommends as a mitigation measure that the final drainage report include a more detailed downstream analysis. Pursuant to KCSWDM 1.2.2.1, a Level 2 downstream analysis for ¼ mile from the project site is required. The applicant should note that Level 3 flow control could be required as part of the Level 2 downstream analysis. A revised final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton, is required to be submitted to the satisfaction of the Plan Reviewer prior to construction permit approval. The applicant shall also be required to comply with, and implement, any recommended mitigation measures included in the revised Drainage Report.

Mitigation Measures:

1. The final drainage report shall include a more detailed downstream analysis. Pursuant to KCSWDM 1.2.2.1, a Level 2 downstream analysis for ¼ mile from the project site is required. The applicant should note that Level 3 flow control could be required as part of the Level 2

downstream analysis. A revised final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton, is required to be submitted to the satisfaction of the Plan Reviewer prior to construction permit approval. The applicant shall also be required to comply with, and implement, any recommended mitigation measures included in the revised Drainage Report.

Nexus: SEPA Environmental Regulations, 2009 KCSWDM as amended by the City of Renton

c. Groundwater

Impacts: The subject site is located in Zone 2 of the Aquifer Protection Area. The purpose of the aquifer protection regulations is to protect aquifers used as potable water supply sources by the City from contamination by hazardous materials. RMC 4-3-050 outlines prohibited activities with the Zone 2 of the Aquifer Protection Area. The proposed single family residential use is not prohibited and is therefore not anticipated to degrade the groundwater quality, if the proposal complies with all water quality requirements listed in the 2009 KCSWDM as amended by the City of Renton. Additionally, soils are not anticipated to be brought into the site.

Mitigation Measures: No further mitigation required.

Nexus: Not Applicable

3. Plants

Impacts: The site is currently forested with mixed canopy dominated by Douglas fir, western hemlock, red cedar, big leaf maple, red alder, and black cottonwood. The site's understory is dominated by salmonberry, vine maple, western hazelnut, snowberry, red elderberry, red huckleberry, and Indian plum. The existing groundcover includes swordfern, bracken fern, trailing blackberry, salal, Oregon grape, and bleeding heart.

The applicant provided a Tree Protection Plan/Arborist Report, completed by Washington Forestry Consultants, Inc., dated November 13, 2013. The plan/report was later supplemented by a revised Tree Protection Plan/Arborist Report, also prepared by Washington Forestry Consultants, Inc., dated June 6, 2014 (Exhibit 4). The revised report was completed in order to take into consideration revisions made to the plat layout, change to a detention vault, and identification of an additional wetland.

Due to the several revisions made to the plat, and revised submittal materials, Staff utilized the Tree Protection Plan/Arborist Report (dated June 3, 2014) in support of the plat plan dated July 16, 2014 to base its analysis.

Based on the provided tree inventory, 1,305 trees are located on the subject site. There are 72 trees located in critical areas and associated buffers; 354 trees were identified as dead, diseased, or dangerous; and 253 trees would be located within proposed rights-of-way and access easements. This results in the exclusion of 679 trees from retention calculations. As such, 626 trees were utilized to calculate retention requirements of 30% of the significant trees located on the site. Therefore, the applicant would be required to retain at least 188 trees on site. The provided Tree

Retention Plan depicts the retention of 147 trees outside of the critical areas and their associated buffers and a landscape plan depicting 246 replacement trees in order to meet tree retention requirements (Exhibit 3).

Pursuant to RMC 4-4-130 trees are required to be maintained to the maximum extent feasible on the property where they are growing. Modification of the tree retention and land clearing plan, or the associated land development permits, may be required to ensure the retention of the maximum number of trees. The existing tree canopy contributes to the City's physical and aesthetic character, environment, open space, and wildlife habitat. Therefore the proposed development should result in minimal adverse disturbance to existing vegetation while at the same time recognizing the realization of a reasonable enjoyment of the property may require the removal of certain trees and ground cover. Therefore staff recommends, as a mitigation measure, the applicant be required to retain 30% of the significant trees on site with exclusions for those trees that are considered dead, diseased, or dangerous, trees located within proposed rights-of-way, and trees located within the critical areas and their associated buffers which are required to be maintained.

On August 20, 2014 the project was placed on hold pending receipt of a revised Arborist Report and Tree Retention Plan which included the retention of at least 30% of significant trees on site. This on-hold was done in order to ensure that a revised tree retention plan would not significantly alter the plat proposal. The applicant submitted an Alternative Tree Cutting and Land Clearing Plan, completed by Washington Forestry Consultants, Inc., dated August 27, 2014 demonstrating compliance with the 30% tree retention requirement with the loss of one lot (Exhibit 11).

The applicant's alternate tree retention plan depicts the retention of 181 trees outside of the critical areas and their associated buffers. In lieu of replacement trees, 7 trees that are at least 6 inches DBH are proposed to be transplanted from the buildable area into a tree tract thereby satisfying the 30% tree retention requirement.

A certified arborist visited the site to perform field inspections and identify which surveyed trees are dead, diseased or dangerous, those located within critical areas and associated buffers, and those located within proposed rights-of-way for the purposes of calculating tree retention/replacement requirements. The provided arborist report states trees were using variable area plots installed on a systematic grid across the site. The sample of the tree population was used to predict the total population of trees with a 95% level of confidence. All trees within the proposed tree tracts were inventoried and evaluated. Staff is supportive of the method used for inventory and generally agrees with the assumptions made in the arborist report. However, it does not appear the tree retention plan takes into consideration grading needed to support the proposed retaining walls along Lots 1-6, 14-22, 30-34. As part of the Preliminary Plat approval staff will likely be recommending the applicant demonstrate that proposed retaining walls will not impact trees proposed for retention.

Finally, both the Tree Protection Report and the Alternative Tree Protection Report (Exhibits 4 and 12 respectively) include specific recommendations for inspection of retained trees after initial clearing, final grading, and annually for two years by a qualified professional forester to identify those retained trees that develop problems due to changing site conditions and prescribe

mitigation. Therefore staff recommends, as a mitigation measure, the applicant be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.

Mitigation Measures:

1. The applicant shall be required to retain 30% of the significant trees on site with exclusions for those trees that are considered dead, diseased, or dangerous, trees located within proposed rights-of-way, and trees located within the critical areas and their associated buffers.
2. The applicant shall be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.

Nexus: SEPA Environmental Regulations, RMC 4-4-130 Tree Retention and Land Clearing Regulations

4. Wildlife

Impacts: As a result of comments received by the public, the City asked the applicant to investigate the presence of regulated fish and wildlife habitat on the subject site (Exhibit 10). The applicant submitted a Fish and Wildlife Habitat Assessment, prepared by Soundview Consultants, dated January 16, 2014 (Exhibit 6). The assessment was later supplemented by two Technical Memorandums, also prepared by Soundview Consultants, dated February 11, 2014 (Exhibit 16) and June 12, 2014 (Exhibit 17) respectively. The supplements were provided in order to take into consideration revisions made to the proposal and the identification of Wetland E.

Several potentially regulated fish and wildlife habitats and priority species are identified in the vicinity of the project according to the list generated by the Washington Department of Fish and Wildlife' (Priority Habitats and Species list). The provided report identifies two mechanisms as having potential for impacting potentially regulated fish and wildlife species and/or associated habitat: temporary impacts from construction noise and long term effects associated with increased impervious surfaces.

This study identified that no state or federally listed species were identified or known to use the site and/or are located on or near the site. Pursuant to the provided report there is no "critical habitat" as defined by Renton Municipal Code located on or near the subject site.

Priority species potentially impacted by onsite project actions include the pileated woodpecker and Townsend bats. Evidence of woodpecker presence was observed in standing snags in and around onsite wetlands; however, no pileated woodpeckers were observed by Soundview Consultants. The report states the forage signs were inconclusive for Pileated woodpecker presence. However,

pictures were provided by a party of interest of a pileated woodpecker on site (Exhibit 10.64). The provided report notes that preservation of wetlands will provide protection of these habitat features (pileated woodpecker and Townsend bats) should they actually be present on site. Additionally, the proposed tree preservation plan is expected to provide additional habitat availability for these species. Offsite priority aquatic species associated with the Cedar River in water habitat are not anticipated to be impacted if the proposal complies with stormwater requirements as listed above.

While the above conclusions may be true, the site still provides habitat for many non-state or federally listed species. Noted in the projects SEPA check list, and comments from parties of interest, several birds and mammals utilize the site (songbirds, hawks, small rodents, raccoons, deer, crows, and other woodpeckers).

The removal of a large portion of the trees would impact existing habitat for common local wildlife. However, 5.28 acres (approximately 24.4% of the site) would remain in a vegetative state providing a sanctuary for the animals that reside in the area. Therefore, it is not anticipated that the subject development would result in a significant adverse impact to wildlife. In order to preserve and protect the wetland and associated buffers the applicant will be required, to establish a Native Growth Protection Easement over the parts of the site encompassing wetlands and buffer area.

Recommended Preliminary Plat conditions will include requirements for permanent fencing of the native growth protection areas which would eliminate human or domesticated animal intrusion and would not adversely impact habitat connectivity.

Public comments received also focused on vermin – mice, rats, ground squirrels, etc. – proliferation when grading begins (Exhibit 10). Vermin abatement could be used in order to protect those areas in the vicinity of proposed excavation and grading activities against detrimental effects. Therefore staff recommends the applicant submit a mitigation plan, prepared by a qualified professional, which will address the vermin abatement during project grading and site improvements. The vermin abatement mitigation plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval.

Mitigation Measures:

1. The applicant shall be required to submit a mitigation plan, prepared by a qualified professional, which will address the vermin abatement during project grading and site improvements. The vermin abatement mitigation plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit approval. The applicant shall also be required to comply and implement any recommended mitigation according to an approved plan.

Nexus: SEPA Environmental Regulations, RMC 4-6-060 Grading, Excavation and Mining Regulations, RMC 4-3-050 Critical Area Regulations

5. Environmental Health

a. Noise

Impacts: Pursuant to RMC noise levels at all operations shall be controlled to prevent undue nuisance to the public. Maximum allowable daytime sound pressure as measured in any residential zone shall not exceed the following between the hours of 7:00 AM and 8:00 PM and 9:00 AM to 8:00 PM on Saturdays:

Sound Pressure Levels:

FREQUENCY BAND IN CYCLES/SECOND	SOUND PRESSURE LEVEL IN DECIBELS re. 0.0002 MICROBAR
25 – 300	80
300 – 2,400	70
Above 2,400	60

Additionally, all mining, excavation and grading work done in residential areas or within 300 feet of residential areas shall be between the hours of 7:00AM and 8:00 PM, Monday through Friday and 9:00 AM to 8:00 PM on Saturdays. No work is allowed on Sundays.

Additionally, staff has recommended a mitigation measure for the retention of 30% of the trees on site (see Plant discussion above) and the provision of a 15-foot wide partially sight obscuring landscape buffer along the perimeter of the site (see Aesthetics discussion below). The retention, and planting, of trees on site will also assist in the abatement of noise generated by the proposal.

Mitigation Measures: No further mitigation required.

Nexus: Not Applicable

6. Aesthetics

Impacts: Public comments were received related to aesthetic impacts and the removal of existing vegetation's potential negative impact on the quality of life and property values of adjacent and abutting properties (Exhibit 10). Neighboring property owners have historically enjoyed views of the natural vegetation on the subject site. While the applicant has submitted an alternative proposal to retain 30% of the trees on site this would still result in the elimination of 1,117 trees on site (Exhibit 11). The removal of such a large tree canopy would significantly alter views in the immediate vicinity enjoyed by abutting and adjacent property owners.

The City's landscaping requirements (RMC 4-4-070) are intended to, among other things, address: needs for an increase in privacy and protection from visual or physical intrusion; the maintenance and protection of property values; and generally the enhancement of the overall image and appearance of the City and quality of life for its citizens. The use of a visual landscape buffer along

the perimeter of the site would help to mitigate aesthetic impacts noted above and specifically raised by parties of interest for those less intense larger single family lots which are adjacent to, or abut, the subject site (Exhibit 10). The applicant has proposed a primarily 10-15 foot wide buffer along the perimeter of the site along with the retention of critical areas, their associated buffers, and the open space/drainage tract which includes landscaping (Exhibit 2).

The City's landscaping code does include provisions for landscape buffer widths for projects abutting less intensive zones or uses in order to meet the intent above. However, a specific standard for small lot single family development abutting less intense (larger lot) single family development is not explicit in the code. It is not the intent of these regulations that rigid and inflexible design standards be imposed, but rather minimum standards be set. Higher standards can be substituted as long as fencing and vegetation do not exceed height limits specified in RMC 4-4-040. Given the aesthetic impacts of the proposed development on less intense neighboring properties staff recommends a minimum 15-foot wide partially sight obscuring landscape buffer along the perimeter of the site. The 15-foot would allow for the offset of tree planting, as opposed to a linear tree line, which would create a more natural buffer in keeping with the existing character of the site. Such landscaping or landscape plus fencing shall be, at minimum, 6-feet high at maturity and at least 50% sight-obscuring. Existing mature trees are located within this 15 foot buffer should be maintain and protected during construction unless determined by an Arborist that such tree is dead, diseased, or dangerous

It should be noted that the applicant provided a conceptual landscape plan as part of the Preliminary Plat submittal which included the planting of 246 trees on site (Exhibit 18). However, due to the provided alternate tree retention plan, replacement trees would no longer be required to meet tree retention regulations. Therefore, a revised landscape plan would need to be submitted. Conditions associated with Preliminary Plat approval will likely include a requirement for a revised landscape plan depicting a 10-foot wide on-site landscaping strip along the street frontage of all lots and a planting plan for the required 15-foot wide partially sight obscuring landscape buffer.

Mitigation Measures:

1. A minimum 15-foot wide partially sight obscuring landscape buffer along the perimeter of the site shall be provided. The 15-foot would allow for the offset of tree planting, as opposed to a linear tree line, which would create a more natural buffer in keeping with the existing character of the site. Such landscaping or landscape plus fencing shall be, at minimum, 6-feet high at maturity and at least 50% sight-obscuring. Existing mature trees are located within this 15 foot buffer should be maintain and protected during construction unless determined by an Arborist that such tree is dead, diseased, or dangerous.

Nexus: SEPA Environmental Regulations, RMC 4-4-070 Landscaping

7. Transportation

Impacts: Two access points are proposed to be used to provide access to the subdivision; extensions of SE 18th St and 124th Place SE. Internal circulation includes a roadway network in a grid design like pattern with two cul-de-sacs and four shared private access easements that serve

up to three lots each. The proposal includes 3,300 linear feet of public roadway (with utilities) improvements in order to provide access to proposed lots.

The primary neighborhood streets that would serve project traffic include 116th Avenue SE, 126th Avenue SE, SE 168th Street, SE Petrovitsky Road, S Puget Drive, and 108th Avenue SE-Benson Road S. The project site is currently served by King County Metro Route 148 with Routes 102 and 155 also operating within the vicinity of the subject site. The nearest transit stop for Route 148 is located on Lake Youngs Drive SE and 123rd Ave SE.

The applicant submitted a Traffic Impact Analysis (TIA) prepared by TranspoGroup, dated November, 2013 as part of the original submittal. Based on public comments received, staff required an evaluation by an independent qualified professional regarding the applicant's transportation analysis and the effectiveness of any proposed mitigating measures. Before the independent review could be completed the City received a public comment petition identifying a key intersection not included in the original analysis (Exhibit 10.4). As a result of this comment, the applicant revised the Transportation Report to include analysis of the Edmonds Avenue SE/SE 16th Street-Edmonds Way SE intersection dated April 23, 2014 in addition to a vehicle speed report and traffic volume counts. The applicant submitted a revised Traffic Impact Analysis (TIA) prepared by TranspoGroup, dated April 23, 2014 (Exhibit 9).

Due to the several revisions made to the plat, and revised submittal materials, Staff utilized the Traffic Impact Analysis (dated April 23, 2014) in support of the plat plan dated July 16, 2014 to base its analysis.

On May 16, 2014 the independent secondary transportation review was provided to the City by Perteet (Exhibit 13). Applicable comments from the independent reviewer are provided below for each Transportation subject.

Level of Service:

The applicable Traffic report states that the proposed development would generate 1,030 trips average weekday vehicle trips including 78 weekday peak hour AM trips and 103 weekday peak hour PM trips (Exhibit 9). The report also analyzed the level of service at the following intersections:

1. Benson Drive S/S Puget Drive
2. Benson Road S/S Puget Drive
3. Royal Hills Drive SE/S Puget Drive
4. 116th Avenue SE/SE 160th Street
5. 116th Avenue SE/SE 168th Street
6. 116th Avenue SE/SE Petrovitsky Road
7. Lake Youngs Way SE/SE 18th Street

8. Kirkland Avenue SE/Lake Youngs Way SE
9. Kirkland Avenue SE/SE 158th Street
10. 126th Avenue SE/SE 160th Street
11. 126th Avenue SE/SE 168th Street
12. 124th Place SE/SE 158th Street
13. Edmonds Avenue SE/SE 16th Street-Edmonds Way SE

Analysis of future conditions addresses cumulative impacts of the proposed project and traffic growth in the study area. All but two study intersections were conducted in late June 2013. While the traffic study was completed during school break, school traffic generated by Tiffany Park Elementary School was added to count volumes based on the current student enrollment of the school and average trip rates. Traffic volumes at the Royal Hills Drive SE/S Puget Drive and Edmonds Avenue SE/SE 16th Street-Edmonds Way SE intersections were collected in April 2014 when public schools were in session.

Existing and future without-project LOS and delays were calculated at study intersections. The traffic study states that these intersections will continue to operate at an acceptable level of service. All study intersections operate at LOS D or better during both the AM and PM peak hours for existing conditions. With growth in traffic volumes by 2018, all study intersections would continue to operate at LOS D or better for both AM and PM peak hours. The one exception being Benson Drive S/S Puget Drive intersection which changes from LOS D under existing conditions to LOS E under 2018 traffic volumes for the AM peak hour.

In 2018, the intersection of Benson Drive S/S Puget Drive is estimated to operate at LOS E during the AM peak hour under both without- and with-project conditions. The addition of AM peak hour project traffic would add approximately five seconds of average delay to this intersection. The remaining study intersections would operate at LOS D or better with or without project traffic during both weekday peak hours. Given LOS D would be maintained with or without the project additional mitigation is unnecessary. Increased traffic created by the development would be mitigated by payment of transportation impact fees. Currently this fee is assessed at \$1,430.72 per new single-family home and will increase January 1, 2015 to \$2,143.70. Currently the fee is estimated at approximately \$139,000 and would increase to \$208,000 on January 1, 2015. The fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City.

Sight Distance: Sight distance triangles were evaluated at three intersection locations associated with the project site accesses. Major and minor streets are shown for each location. Further discussion of sight-distance at the Edmonds Avenue SE/SE 16th Street-Edmonds Way SE was also analyzed.

1. Lake Youngs Way SE/SE 18th St
2. Monroe Ave SE /SE 18th St

3. 124th Place SE/SE 158th St

The provided Transportation Study notes field measurements at each of the three locations above show sight distances in excess of 200 feet with the exception of SE 18th St east of Monroe Ave SE. Currently, Monroe Ave SE/SE 18th Street is uncontrolled and does not have any marked channelization. Limited sight distance exists today for southbound motorists on Monroe Ave SE approaching SE 18th St due to the roadway geometrics and existing obstructions (fence and on-street vehicle parking). This limitation could create a potential traffic safety impact with increases in traffic on SE 18th St attributable to the proposed project. Sight distance to the east of Monroe Ave SE is limited by an existing fence along the north side of SE 18th St as well as legal on-street parking on the north side of SE 18th St east of Monroe Ave SE. The report notes traffic safety impacts for southbound motorists on Monroe Ave SE approaching SE 18th St could be mitigated by installing a stop sign and stop bar on Monroe Avenue SE at the intersection and/or restricting on-street parking along the north side of SE 18th St east of Monroe Ave SE to prevent vehicles from obstructing available sight distance.

Staff received several concerns regarding the potential elimination of parking along SE 18th St and requested the City not require the elimination of the parking stalls (Exhibit 10). After review, including the independent secondary traffic review completed by Perteet (Exhibit 13,) staff has determined that a STOP sign with a stopline in thermoplastic placed on the southbound approach of Monroe Ave NE would address the sight distance concerns at this intersection, subject to final construction permit review. The elimination of parking along SE 18th St could also reduce the likelihood of collision but would not be necessary. Therefore, staff recommends a mitigation measure requiring the applicant install a STOP sign with a stopline in thermoplastic placed on the southbound approach of Monroe Ave SE to address the sight distance concerns at this intersection. The final design is subject to final construction permit review prior to the issuance construction permit.

Also included in the Independent Secondary Review (Exhibit 13) was a recommendation for sight distance analysis at the 124th Place SE and SE 158th St intersection. The report identifies this intersection as a possible sight distance concern. Given the provided TIA does not include an analysis of the sight distance at this intersection staff recommends, as a mitigation measure, the applicant submit a revised TIA including an analysis of the 124th Place SE and SE 158th St intersection sight distance and recommend appropriate mitigation if needed. The revised TIA and appropriate mitigation (if needed) shall be submitted to, and approved by, the Plan Reviewer prior to utility construction permits.

Finally, the provided TIA included a review of potential safety-related impacts was conducted at the Edmonds Ave SE/SE 16th St-Edmonds Way SE intersection. In addition to the collision history at this intersection, this included a review of sight distance for motorists on the minor streets approaching Edmonds Ave SE, existing vehicle speeds, and consideration for a pedestrian crosswalk (see Pedestrian Improvements discussion below) at the intersection given increases in traffic attributable to the proposed project. Staff received several comments related to concerns at this intersection for sight distance and cut thru traffic (Exhibit 10).

Available sight distance was measured on both the southwestbound SE 16th St approach and northwestbound Edmonds Way SE approach to Edmonds Ave SE. Sight distance was measured to determine if adequate sight distance exists enabling motorists to safely see (and yield to) pedestrians crossing at the intersection. AASHTO recommends at least 200 feet of stopping sight distance along roadways with a design speed of 30 mph. This is an appropriate distance for both SE 16th St and Edmonds Way SE as both roadways have a posted speed limit of 25 mph. As noted in the provided Traffic Impact Analysis, 8,300 feet of sight distance exists for motorists approaching Edmonds Ave SE from the northeast and more than 300 feet is available for motorists approaching SE 16th St from the southeast and therefore, existing sight distances exceed the minimum standard (Exhibit 9).

However, City staff has received and reviewed comments related vertical sight distance at the intersection of Beacon Way SE and SE 16th St (Exhibit 10.62). City staff conducted an analysis of the intersection and the provided study regarding vertical sight distance at the intersection. Staff concluded due to the vertical curve in the street there is a visibility concern. A crest vertical curve obstructs sight distance where SE 16th Street crosses Beacon Way SE especially if car speeds exceed posted speed limit signage. There are existing signs (Steep Hill, Slippery When Wet, Advisory 15MPH Speed) at SE 16th St northeast of Beacon Way SE which help to calm existing traffic at this intersection.

Given 60% of the project's trip are anticipated to utilize the intersection staff recommends mitigation be provided at the intersection. It has been determined additional signs and pavement markings can adequately address the concerns at this location and mitigate additional impacts caused by vehicle trips attributed to the project. Staff recommends, as a mitigation measure, an additional warning sign for a CROSSROAD (W2-1 symbol) with a 15MPH advisory speed be installed by the applicant on the southwest directional approach to Beacon Way SE, along the north side of SE 16th St (east of Beacon Way SE).

The proposal's increase in the number of vehicle trips is also anticipated to exacerbate existing sight distance and cut thru traffic issues at the identified intersection given 60% of the projects proposed trips are anticipated to use this intersection. After review staff has determined that additional signing would address concerns for sight distance and cut-thru traffic on SE 16th St. In order to reduce cut-thru traffic staff recommends a mitigation measure requiring the applicant to install directional information signage (white letters on green background) Puget and 116th Ave SE facing west. The signs shall read "TIFFANY PARK" with a left arrow and "CASCADE" with a right arrow.

Many of the provided public comments request the use of speed bumps as a traffic calming measure along SE 16th St to address sight distance (including vertical), cut through traffic, and spin out concerns which would be aggravated by traffic generated by the proposal (Exhibit 10). While speeds bumps would assist in traffic calming and incentivize the use of Royal Hills Drive as access into the area the City does not support the use of speed bumps on public streets. Speed bumps are not desired due to noise, excessive speeds between installations (so drivers can make up time), and result in a reduction in response time of public safety vehicles such as fire engines and aid cars. Eventually the use of speed bumps is something the City may allow, but not at this time. The

mitigation measures mentioned above are expected to mitigate impacts caused by the development.

Access: Pursuant to the Renton Municipal Code the applicant is required to provide secondary access suitable for domestic, emergency and pedestrian safety. The applicant is proposing two points of ingress and egress into the plat; SE 18th St and 124th Ave SE. The report states 60% of weekday site traffic is anticipated to travel to/from I-405 or downtown Renton via Talbot Road S into the site via SE 18th St and the remaining 40% would access the site via 124th Place SE to/from SR-167 via SE Carr Road-SE 176th Street, south and east of the site. Public comments received contained concerns regarding adequate access into the plat and the need for additional access points or the use of 124th Place SE as the primary access into the site (Exhibit 10).

Access to the site from 124th Place SE would require the applicant to obtain right of way or a public easement through the Cedar River Pipeline.

Frontage Improvements:

All internal and frontage roads are required to meet street standards pursuant to RMC 4-6-060. The internal public streets have been proposed with a right-of-way width of 53 feet which meets the City's complete street requirements for residential access streets. Pavement width of 26 feet, 0.5 foot wide curbs, 8 foot wide landscaped planters (on both sides of the street), 5 foot wide sidewalks (on both sides of the street), drainage improvements, and street lighting are required. The applicant is not proposing any modifications for the internal road network. While there are existing streets (SE 18th St and 124th Place SE) terminating at the subject site there is no adjacent street frontage necessitating frontage improvements on the perimeter of the site.

Pedestrian Improvements:

As part of the proposed project, sidewalks would be constructed along on-site roadways which would connect to the existing sidewalk system. As a result, sidewalks would provide a route between the project site and nearby Tiffany Park Elementary School, including available marked crosswalks at the Kirkland Avenue SE/Lake Youngs Way intersection. The Kirkland Avenue SE/Lake Youngs Way intersection is approximately 300 linear feet from where SE 18th St intersects Lake Youngs Way. Given the number of homes proposed it is very likely that a large influx of students would attempt to cross Lake Youngs Way SE, at the SE 18th St intersection, which does not currently have a marked crosswalk. In order to provide a more practical safe route to Tiffany Park Elementary from the project site staff recommends a mitigation measure requiring the applicant provide a marked crosswalk at the intersection of SE 18th St and Lake Youngs Way.

City staff also evaluated the intersection of Edmonds Avenue SE/SE 16th Street-Edmonds Way SE in 1996, 2005 and again in 2007 and determined that crosswalks were not warranted at this location. With the possible exception of gaps in vehicular traffic, the proposed project would not directly affect any of the other criteria used by the City to assess crosswalk installation. Even if this particular criterion was fully met, the combination of the other criteria would not be enough to meet the City's warrant for installation. Therefore, no pedestrian mitigation is recommended at Edmonds Avenue SE/SE 16th Street-Edmonds Way SE at this time.

Concurrency: A concurrency recommendation will be provided in the staff report to Hearing Examiner based upon the test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation. The development will have to meet the City of Renton concurrency requirements.

Mitigation Measures:

1. The applicant shall install a STOP sign with a stopline in thermoplastic placed on the southbound approach of Monroe Ave SE to address the sight distance concerns at this intersection prior to Final Plat approval. The final design is subject to final construction permit review prior to the construction permit issuance.
2. The applicant shall submit a revised TIA including an analysis of the 124th Place SE and SE 158th St intersection sight distance and recommend appropriate mitigation if needed. The revised TIA shall be submitted to, and approved by, the Plan Reviewer prior to utility construction permits. The applicant shall also be required to comply with, and implement, any recommended mitigation measures included in the revised TIA.
3. The applicant shall install directional information sign (white letters on green background) Puget and 116th Ave SE facing west prior to Final Plat approval. The signs shall read "TIFFANY PARK" with a left arrow and "CASCADE" with a right arrow. The final design is subject to final construction permit review prior to the construction permit issuance.
4. An additional warning sign for a CROSSROAD (W2-1 symbol) with a 15MPH advisory speed be installed by the applicant on the southwest directional approach to Beacon Way SE, along the north side of SE 16th St (east of Beacon Way SE). The final design is subject to final construction permit review prior to the construction permit issuance.
5. The applicant shall provide a marked crosswalk at the intersection of SE 18th St and Lake Youngs Way prior to Final Plat approval. The final design is subject to final construction permit review prior to the construction permit issuance.

Nexus: SEPA Environmental Regulations, RMC 4-6-060 Street Standards, RMC 4-6-070 Transportation Concurrency Requirements,

E. Comments of Reviewing Departments

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

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

The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on October 10, 2014. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7th Floor, (425) 430-6510.

ADVISORY NOTES TO APPLICANT

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

Planning

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 a.m. to 3:30 p.m., Monday through Friday unless otherwise approved by the Development Services Division.
2. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

Water

1. There is an existing 8-inch water main stubbed to the site in SE 20th Court, in SE 19th Court and SE 18th Court. This site is located in the 590-water pressure zone and static pressure in the area ranges from 65-82 psi. See city water drawings W-0256, W-0508 and W-0469. Connection to the 8-inch main in SE 19th Court will require crossing the City of Seattle pipeline. A permit from Seattle Public Utilities will be required.
2. System development fee for water is based on the size of the new domestic water meter(s) that will serve each new lot. Fee for ¾-inch or 1-inch water meter install is \$2809.00.
3. Fee for a ¾-inch meter drop in by the city is \$ 400.00. Fee for a 1-inch meter drop in by the city is \$ 460.00.
4. Extension of a new 8-inch water main and new hydrants within the plat will be required. It is shown on the plans.
5. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots. Existing hydrants counted as fire protection shall be retrofitted with storz fittings if not already in place.
6. Plat shall provide separate water service stubs to each building lot prior to recording of the plat. The development is subject to applicable water system development charges (SDC) fee and water meter installation fees based on the number and size of the meters for domestic, landscape and fire sprinkler uses. The current SDC fee for a 1" domestic water meter is \$2,809.00. The SDC fee is paid prior to issuance of the construction permit.

Sanitary Sewer

1. Sewer service is provided by the City of Renton. There is an 8-inch sewer main in SE 18th Street. Extension of an 8-inch sewer main will be required onsite. It is shown on the plans.
2. System development fee for sewer is based on the size of the new domestic water(s) that will serve each new lot. Sewer fee for a ¾-inch water or 1-inch meter install is \$2,033.00.
3. All plats shall provide separate side sewer stubs to each building lot prior to recording of the plat.

Surface Water

1. Appropriate individual lot flow control BMPs will be required to help mitigate the new runoff created by this development. Several of the lots along the existing wetlands will discharge roof runoff into the wetland areas to maintain wetland hydrology.
2. A geotechnical report, dated September 28, 2012 was submitted by Associated Earth Sciences, Inc. The field study included 12 exploration pits on the 21.6 acre site. The site is underlain at shallow depth by lodgement till sediments. For drainage purposes, this medium dense, moist, fine sand with silt is not a suitable for infiltration.
3. Surface water system development fee is \$1,228.00 per new lot. Fees are payable prior to issuance of the construction permit.
4. A Construction Stormwater General Permit from Department of Ecology will be required. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

Transportation/Street

1. Street lighting is required on public street frontages
2. All public streets and private roads must have 0.5 feet wide vertical curb.
3. Pavement thickness must follow city of Renton standards.
4. Pedestrian connectivity must be provided with no missing portions.
5. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

Fire

1. The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid at time of building permit issuance.
2. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing fire hydrants can be counted toward the requirements as long as they meet current code including 5-inch storz fittings.
3. Fire department apparatus access roadways are required to be a minimum of 20-feet wide fully paved, with 25-feet inside and 45-feet outside turning radius. Fire access roadways shall be constructed to support a 30-ton vehicle with 322-psi point loading. Approved apparatus turnarounds are required for dead end roads exceeding 150-feet. Cul-de-sac turnarounds of 90-foot diameter are required. Landscape islands are not allowed in the cul-de-sacs.

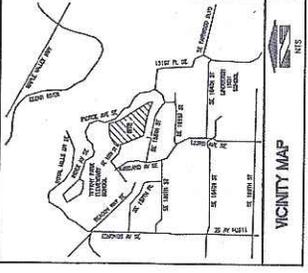
General Comments

1. Separate permits and fees for side sewer connection and storm connection will be required.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.

PRELIMINARY COVER SHEET

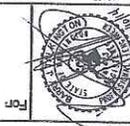
FOR
RESERVE AT TIFFANY PARK

A PORTION OF NE1/4 OF THE SW1/4 OF SEC. 21 TWP 23 N. R2E S 2 E. W1/4
CITY OF RENTON, KING COUNTY, WASHINGTON



PRELIMINARY COVER SHEET
FOR
RESERVE AT TIFFANY PARK

HENLEY USA LLC
1100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004



16055
18215 72ND AVENUE SOUTH
SEATTLE, WA 98148
(206) 251-8222
(206) 251-8782 FAX
BARGHASEN ENGINEERING, INC.
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES
Date: 10/24/15
Approved: [Signature]
Checked: [Signature]
Title: [Signature]



- SHEET INDEX:**
- 1 OF 13 PRELIMINARY COVER SHEET
 - 2 OF 13 PRELIMINARY FLAT
 - 3 OF 13 PRELIMINARY UTILITY PLAN
 - 4 OF 13 PRELIMINARY GROUNDING PLAN
 - 5 OF 13 PRELIMINARY GROUNDING PLAN
 - 6 OF 13 PRELIMINARY ROAD PROFILE
 - 7 OF 13 PRELIMINARY ROAD PROFILE
 - 8 OF 13 PRELIMINARY ROAD PROFILE
 - 9 OF 13 PRELIMINARY ROAD PROFILE
 - 10 OF 13 PRELIMINARY ROAD PROFILE
 - 11 OF 13 PRELIMINARY DRAINAGE CONTROL PLAN
 - 12 OF 13 PRELIMINARY DRAINAGE CONTROL PLAN
 - 13 OF 13 PRELIMINARY WETLAND DELINEATION MAP

OPEN SPACE TABLE

TOTAL SITE AREA	64,331 SF (2.4 AC)
PROPOSED OPEN SPACE (TRACT A)	60,317 SF (2.36 AC) (BASE OF SITE)
MINIMUM OPEN SPACE (TRACTS B, C, E, G, H, I, J, K, L, M)	17,519 SF (0.63 AC) (BASE OF SITE)
TOTAL OPEN SPACE	25,879 SF (0.94 AC) (BASE OF SITE)

- SITE DATA:**
1. TOTAL AREA: 21.81 AC
 2. PROPOSED NO. OF LOTS: 57
 3. THE PARCEL P.S. 212205-0004-02, 212205-0001-02, 212205-0004-01, & 212205-0001-01
 4. AVERAGE LOT AREA: 379 SF
 5. MINIMUM LOT AREA: 4,500 SF
 6. SOURCE FOOTAGE OF LAND IN CRITICAL WEAZ: 13,871 SF
 7. SOURCE FOOTAGE OF LAND IN CRITICAL AREA BUFFER: 91,977 SF
 8. SOURCE FOOTAGE OF LAND IN PUBLICLY DESIGNATED WEAZ: 10,644 SF
 9. SOURCE FOOTAGE OF LAND IN PRIVATE ACCESS EASEMENTS: 7,000 SF
 10. PROPOSED NET DENSITY: 5.70 DU/AC
 11. DENSITY ALLOWED BY CODE: 8 DU/AC
 12. EXISTING ZONING: R-8
 13. REQUIRED MIN. SETBACKS:
 - FRONT: 15 FEET
 - REAR: 15 FEET
 - SIDEWAYS: 5 FEET
 - SIDE STREET: 15 FEET

AREA TABLE

AREA USE	AREA (SQ FT)
A. SHEDDING, LANDSCAPE, UTILITIES & OPEN SPACE	60,317
B. OPEN SPACE	60,317
C. FUTURE TRAIL ACCESS	1,372
D. OPEN SPACE	28,846
E. UTILITIES & FUTURE TRAIL ACCESS	1,000
F. OPEN SPACE	1,000
G. OPEN SPACE	10,000
H. OPEN SPACE	13,383
I. OPEN SPACE	2,351
J. OPEN SPACE	4,050
K. OPEN SPACE	20,281
L. LANDSCAPING, UTILITIES & OPEN SPACE	8,567
M. OPEN SPACE	2,560
PUBLIC STREET	10,644
LOT AREA	53,747
TOTAL AREA	64,331 SF
	2.16 AC

APPLICANT:
HENLEY USA LLC
1100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004
(206) 251-8222
CONTACT: [Signature]

OWNER:
RENTON SCHOOL DISTRICT #414
300 3RD STREET
RENTON, WA 98056
(206) 254-2500

ENGINEER:
BARGHASEN CONSULTING ENGINEERS, INC.
1100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004
(206) 251-8222
CONTACT: [Signature]

SURVEYOR:
BARGHASEN CONSULTING ENGINEERS, INC.
1100 MAIN STREET, SUITE 100
BELLEVUE, WA 98004
(206) 251-8222
CONTACT: [Signature]

LEGAL DESCRIPTIONS:

(FOR TRACT A) THAT PORTION OF THE RESERVE AT TIFFANY PARK, COMMUNITY DEVELOPMENT, PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

EXHIBIT 2

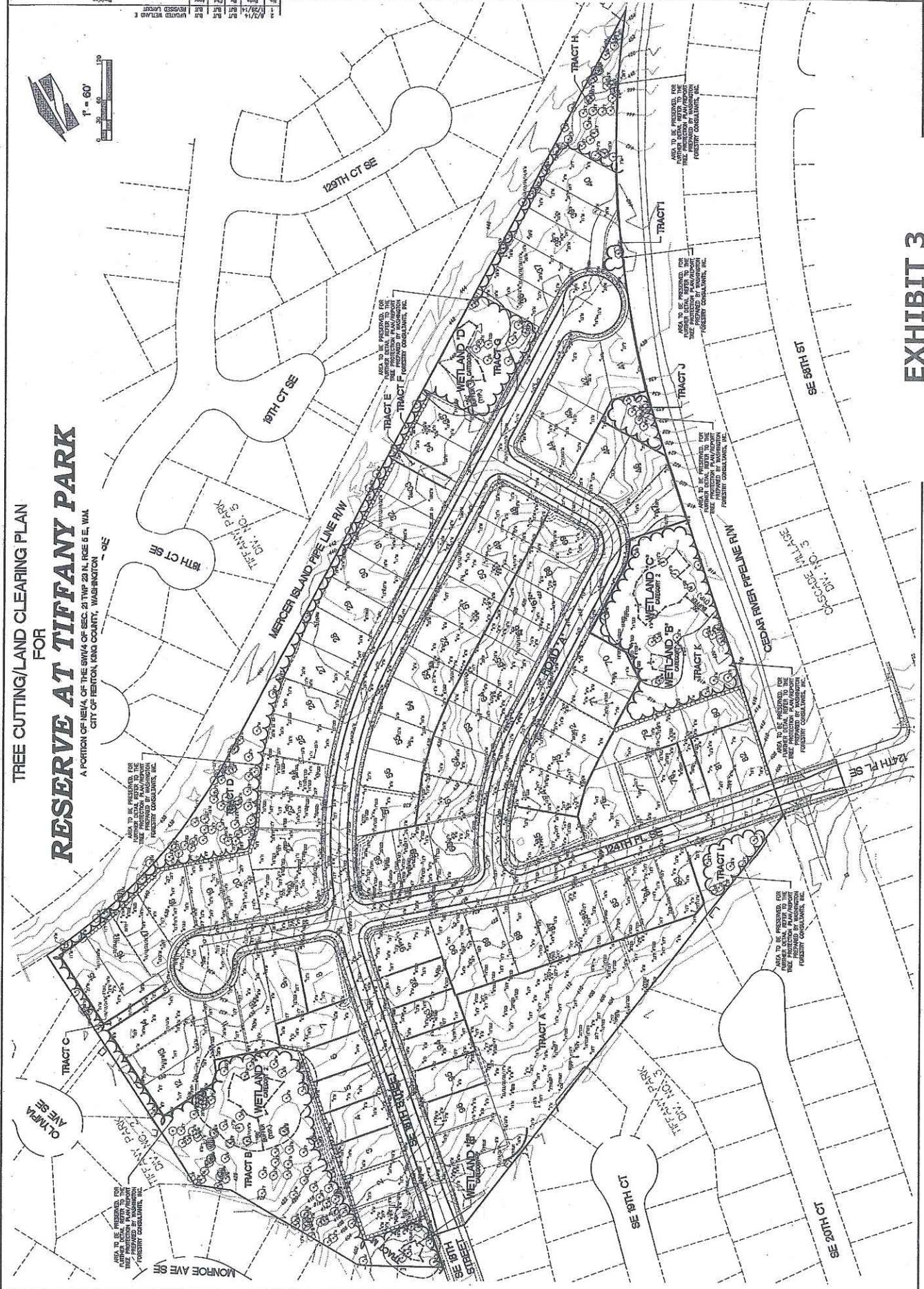
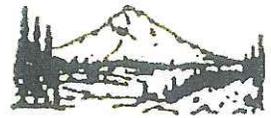


EXHIBIT 3



- Final Tree Protection Plan-

RESERVE AT TIFFANY PARK

SE 18th Street
Renton, WA

Prepared for: Barbara Yarrington, Henley USA

Prepared by: Washington Forestry Consultants, Inc.

Date: June 6, 2014

Introduction

The project proponent is planning to construct a new 97 lot subdivision on 21.66 acres at SE 18th Street in Renton, WA. The proponent has retained WFCI to:

- Evaluate and inventory all trees on the site pursuant to the requirements of the City of Renton Tree Protection Ordinance.
- Make recommendations for retention of significant trees, along with required protection and cultural measures.

Observations

Methodology

WFCI has evaluated trees 6 inches diameter at breast height (DBH) and larger in the proposed project area, and assessed their potential to be incorporated into the new project.

The tree evaluation phase used methodology developed by Nelda Matheny and Dr. James Clark in their 1998 publication Trees and Development: A Technical Guide to Preservation of Trees During Land Development.

Site Description

The site was previously logged many years ago and was not replanted. The trees on the site are all naturally regenerated. Five small wetlands are located on the site. There are no structures located on the site. There are many trails throughout the site.

WETLAND DETERMINATION

RESERVE AT TIFFANY PARK

**Preliminary Plat
City of Renton, Washington**

Prepared for:

**Barbara Yarrington
Henley USA, LLC
11100 Main Street, Suite 100
Bellevue, WA 98004**

Prepared by:

**C. Gary Schulz
Wetland / Forest Ecologist
7700 S. Lakeridge Drive
Seattle, Washington 98178
206-772-6514**

June 3, 2014

EXHIBIT 5

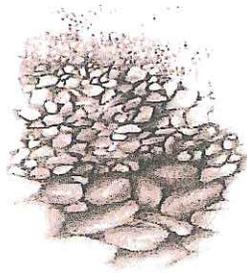
FISH AND WILDLIFE HABITAT ASSESSMENT

RESERVE AT TIFFANY PARK

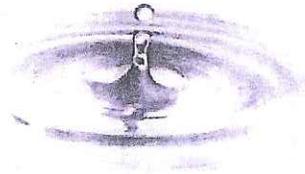
JANUARY 2014

EXHIBIT 6

Soundview Consultants LLC



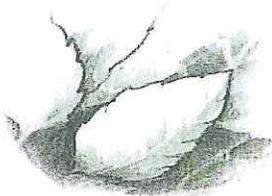
Geotechnical Engineering



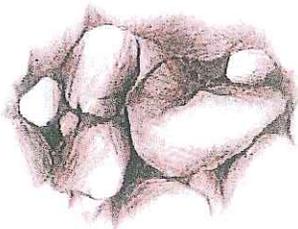
Water Resources



*Environmental Assessments
and Remediation*



Sustainable Development Services



Geologic Assessments

Associated Earth Sciences, Inc.

Serving the Pacific Northwest Since 1981

Subsurface Exploration, Geologic Hazard,
and Limited Geotechnical Engineering Report

TIFFANY PARK SITE

Renton, Washington

Prepared for

Renton School District #403

Project No. KB120359A
September 28, 2012

EXHIBIT 7

PRELIMINARY TECHNICAL INFORMATION REPORT

Reserve at Tiffany Park
S.E. 18th Street and 124th Place S.E.
Renton, Washington

Prepared for:
Henley USA, LLC
11100 Main Street, Suite 100
Bellevue, WA 98004

November 12, 2013
Revised February 24, 2014
Our Job No. 16055

EXHIBIT 8



02/24/14



CIVIL ENGINEERING, LAND PLANNING, SURVEYING
18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 FAX
BRANCH OFFICES ♦ TUMWATER, WA ♦ LONG BEACH, CA ♦ WALNUT CREEK, CA ♦ SAN DIEGO, CA
www.barghausen.com

Revised Transportation Impact Analysis

RESERVE AT TIFFANY PARK

Prepared for:
Barghausen Consulting Engineers, Inc.

April 2014

Prepared by:



11730 118th Avenue NE, Suite 600
Kirkland, WA 98034-7120
Phone: 425-821-3665
Fax: 425-825-8434
www.transpogroup.com

13175.00

© 2014 Transpo Group

EXHIBIT 9

TREE CUTTING/LAND CLEARING PLAN

FOR
RESERVE AT TIFFANY PARK

A PORTION OF NE/4 OF THE SW/4 OF SEC. 21 TWP. 23 N. RGE. 6 E. W/4
CITY OF BERTON, KING COUNTY, WASHINGTON



EXHIBIT 11

Job Number 16055 Sheet 1 of 1	<p>18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-6782 FAX</p> <p>CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES</p>	Designer: <u>BJL</u> Drawn: <u>BJL</u> Checked: <u>BJL</u> Approved: <u>BJL</u> Date: <u>11/27/13</u>	Scale: Horizontal: <u>1"=60'</u> Vertical: <u>N/A</u>	For: HENLEY USA LLC 1100 MAIN STREET, SUITE 100 BELLEVUE, WA 98004	<table border="1"> <tr> <td>3</td> <td>8/26/14</td> <td>BJL</td> <td>BJL</td> <td>REVISED CLEARING UNITS</td> <td>Revision</td> </tr> <tr> <td>2</td> <td>8/27/14</td> <td>BJL</td> <td>BJL</td> <td>UPDATED WETLANDS</td> <td></td> </tr> <tr> <td>1</td> <td>1/28/14</td> <td>BJL</td> <td>BJL</td> <td>REVISED LAYOUT</td> <td></td> </tr> </table>	3	8/26/14	BJL	BJL	REVISED CLEARING UNITS	Revision	2	8/27/14	BJL	BJL	UPDATED WETLANDS		1	1/28/14	BJL	BJL	REVISED LAYOUT	
3	8/26/14	BJL	BJL	REVISED CLEARING UNITS	Revision																		
2	8/27/14	BJL	BJL	UPDATED WETLANDS																			
1	1/28/14	BJL	BJL	REVISED LAYOUT																			

WASHINGTON FORESTRY CONSULTANTS, INC.
FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



W F C I

360/943-1723
FAX 360/943-4128

1919 Yelm Hwy SE, Suite C
Olympia, WA 98501

- Tree Protection Plan -

RESERVE AT TIFFANY PARK

SE 18th Street
Renton, WA

Prepared for: Barbara Yarrington, Henley USA

Prepared by: Washington Forestry Consultants, Inc.

Date: August 27, 2014

RECEIVED

AUG 29 2014

CITY OF RENTON
PLANNING DIVISION

Introduction

The project proponent is planning to construct a new 96 lot subdivision on 21.66 acres at SE 18th Street in Renton, WA. The proponent has retained WFCI to:

- Evaluate and inventory all trees on the site pursuant to the requirements of the City of Renton Tree Protection Ordinance.
- Make recommendations for retention of significant trees, along with required protection and cultural measures.

Observations

Methodology

WFCI has evaluated trees 6 inches diameter at breast height (DBH) and larger in the proposed project area, and assessed their potential to be incorporated into the new project.

The tree evaluation phase used methodology developed by Nelda Matheny and Dr. James Clark in their 1998 publication Trees and Development: A Technical Guide to Preservation of Trees During Land Development.

Site Description

The site was previously logged many years ago and was not replanted. The trees on the site are all naturally regenerated. Five small wetlands are located on the site. There are no structures located on the site. There are many trails throughout the site.

EXHIBIT 12

FORESTRY • TREE APPRAISAL • HAZARD TREE ANALYSIS
TION MANAGEMENT • ENVIRONMENTAL STUDIES • CONTRACT FORESTERS
r of International Society of Arboriculture and Society of American Foresters

Memorandum



Perteeet

505 Fifth Avenue S., Suite 300, Seattle, WA 98104 | P 206.436.0515 | F 206.436.0516

To: Rocale Timmons, City of Renton
CC: Peter De Boldt, Perteeet
From: Dave Alm, Perteeet
Date: May 16, 2014
Re: Tiffany Park – Transportation Secondary Review

City of Renton
Planning Division

MAY 21 2014

RECEIVED

Summary:

- The “Revised Transportation Impact Analysis, Reserve at Tiffany Park, Transpo Group, April 2014” (TIA) has been adequately amended and expanded to incorporate review comments brought by citizen comments and an initial secondary review conducted by Perteeet.
- Although there remain some concerns with the revised report, the methodology and analysis applied in the TIA are generally appropriate to produce data sufficient to accurately evaluate the anticipated impacts of the proposed development.
- We now support the findings and conclusions of the revised report.

Specific Review Comments:

1. In response to comments on the initial TIA, the revised report contains additional data, including:
 - a. Addition of a section “Traffic and Pedestrian Safety”.
 - b. Addition of a vehicle speed report (Appendix D).
 - c. Added Figure 8 “Available Sight Distance at Edmonds Avenue SE/SE 16th Street/Edmonds Way SE.”
 - d. Addition of one intersection to the study area, Intersection 13 (Edmonds Avenue SE/SE 16th Street/Edmonds Way SE.
 - e. Edmonds Way has been added to the study area roadway network.
 - f. SE 16th Street has been added to the study area roadway network.
 - g. Additional traffic volume counts have been added for Royal Hills Drive/S. Puget Drive, and for Edmonds Avenue/SE 16th Street/Edmonds Way.
2. The proposed project site plan has been modified, although external access and the number of lots remain the same. The new plan creates two flag lots with shared access. There are no traffic operational concerns with the modified site plan.
3. The revised TIA calls out a concern with inadequate sight distance for southbound motorists on Monroe Avenue SE approaching SE 18th Street (one of the two direct project access routes). The mitigation called for either a new Stop requirement for southbound Monroe Avenue or the removal of parking on the northern side of SE 18th Street. Either mitigation would reduce the likelihood of collision. The installation of a Stop sign at this location would be inconsistent with the general lack of intersection signing in the community and may not be necessary, particularly if parking were prohibited in a limited area of SE 18th Street approaching the intersection.
4. The project trip distribution could be debated but still presents a representative level of impact and seems adequate for this analysis. The discussion of trip distribution notes it is based on other area studies, yet none are referenced.

Technical Memorandum



10230 NE Points Drive
Suite 400
Kirkland, WA 98033
Phone (425) 822-4446
Fax (425) 827-9577

To: Rocale Timmons, Senior Planner
City of Renton - Current Planning

From: Darcey Miller, Senior Wetland Scientist
(425) 739-7977

Copies:

Date: April 3, 2014

Subject: Reserve at Tiffany Park
Wetland Delineation Review

Project No.: 32385.A

This review pertains to the Preliminary Plat application for the Reserve at Tiffany Park (City of Renton LUA13-001572) submitted by the applicant, Novastar Development, Inc., to the City of Renton (City). The proposed Reserve at Tiffany Park is located generally to the east of Tiffany Park, to the north of SE 158th Street, and south and west of Pierce Avenue SE. Otak has been asked by the City of Renton (the City) to review the submitted critical areas document and to provide comments regarding its applicability to the Renton Municipal Code (RMC), specifically, Section 4-3-050, Critical Areas Regulations.

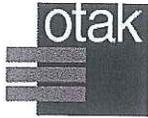
The following documents were reviewed in terms of compliance with the critical areas sections of the City code:

- *Wetland Determination: Reserve at Tiffany Park*, prepared by C. Gary Schulz, dated February 28, 2014;
- Plan set for the Reserve at Tiffany Park Preliminary Plat, prepared by Barghausen Consulting Engineers, Inc., signed February 27, 2014.
- Technical Information Report, prepared by Barghausen Consulting Engineers, Inc., dated November 12, 2013, and revised February 24, 2014.

The Wetland Determination identifies three Category 2 wetlands and one Category 3 wetland on the site, which are required to have 50-foot and 25-foot buffers, respectively. The report indicates that wetland buffer averaging is proposed for the project site, and outlines the rationale for meeting the requirements for buffer averaging described in the RMC.

EXHIBIT 14

Technical Memorandum



10230 NE Points Drive
Suite 400
Kirkland, WA 98033
Phone (425) 822-4446
Fax (425) 827-9577

To: Rocale Timmons, Senior Planner
City of Renton - Current Planning

From: Darcey Miller, Senior Wetland Scientist
(425) 739-7977

Copies:

Date: July 9, 2014

Subject: Reserve at Tiffany Park
Wetland Delineation Review

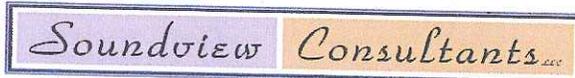
Project No.: 32385.A

This review pertains to the Preliminary Plat application for the Reserve at Tiffany Park (City of Renton LUA13-001572) submitted by the applicant, Novastar Development, Inc., to the City of Renton (City). The proposed Reserve at Tiffany Park is located generally to the east of Tiffany Park, to the north of SE 158th Street, and south and west of Pierce Avenue SE. The City of Renton (the City) has requested that Otak review the critical area documentation and provide comments regarding its applicability to the Renton Municipal Code (RMC), specifically, Section 4-3-050, Critical Areas Regulations. On May 7, 2014, a meeting was held on the site between the City, Henley USA, Barghausen Consulting Engineers (Barghausen), Gary Schulz, Soundview Consultants, and Otak. The purpose of the meeting was to review potential wetland areas and discuss the comments in Otak's memorandum dated April 3, 2014.

The following documents were reviewed in terms of compliance with the critical areas sections of the Renton Municipal Code:

- Revised draft plan set for the Reserve at Tiffany Park Preliminary Plat, prepared by Barghausen, signed June 10, 2014;
- Response letter from Gary Schulz to Ms. Barbara Yarrington (Henley, USA), dated June 3, 2014;
- Revised *Wetland Determination: Reserve at Tiffany Park*, prepared by C. Gary Schulz, dated June 3, 2014;
- *Wetland Determination: Reserve at Tiffany Park*, prepared by C. Gary Schulz, dated February 28, 2014;
- Plan set for the Reserve at Tiffany Park Preliminary Plat, prepared by Barghausen Consulting Engineers, Inc., signed February 27, 2014.

EXHIBIT 15



Environmental, Natural Resource, and Land Use Consulting
Comprehensive Assessment, Planning, and Permitting Services

2907 Harborview Drive
Gig Harbor, WA 98335
Phone: 253.514.8952
Fax: 253.514.8954

Technical Memorandum

To: **Barbara Yarrington, Henley USA** File Number: **1219.0001**
From: **Racheal Villa and Bill House, Soundview Consultants LLC** Date: **February 11, 2014**
Re: **Amendment to the Fish and Wildlife Assessment for the Reserve at Tiffany Park dated January 16, 2014**

Dear Barbara,

Henley USA, LLC is proposing to develop ninety eight (98) single-family residential lots on a 943,331 square foot (21.66-acres) site locally known as the Reserve at Tiffany Park (Project). The subject property is located east of the intersection of Southeast 18th Street and Monroe Avenue Southeast, in the City of Renton, WA 98058 (King County). The subject property is situated in the Southeast ¼ of Section 21, Township 23 North, Range 5 East W.M. and consists of four tax parcels (King County Parcel Numbers 212305-9044, 212305-9051, 212305-9154, and 212305-9061).

A Fish and Wildlife Habitat Assessment for the Reserve at Tiffany Park (Soundview Consultants, 2014) assessing habitat and potential species impacts was submitted in January 2014 to the City of Renton. Subsequent project revisions require further assessment of potential impacts to fish and wildlife habitat and species. The revised plan includes the addition of several dedicated open space tracts throughout the subject property, including critical area tracts to protect wetlands and significant trees and an open space/passive recreational use tract on a portion of the site. The remainder of the proposed project will include development in a slightly different configuration in order to incorporate the new open space tracts (Barghausen Consulting Engineers, Inc., January 28, 2014). The remainder of this Technical Memorandum will include a revised assessment of project impacts according to the revised plans and is intended for use as an amendment to the original Fish and Wildlife Habitat Assessment dated January 16, 2014.

EXHIBIT 16



Environmental, Natural Resource, and Land Use Consulting
Comprehensive Assessment, Planning, and Permitting Services

2907 Harborview Drive
Gig Harbor, WA 98335
Phone: 253.514.8952
Fax: 253.514.8954

Technical Memorandum

To: **Barbara Yarrington, Henley USA** File Number: **1219.0001**
From: **Racheal Villa, Soundview Consultants LLC** Date: **June 12, 2014**
Re: **Amendment to the Technical Memorandum for the Reserve at Tiffany Park dated February 11, 2014**

Dear Barbara,

Henley USA, LLC is proposing to develop ninety seven (97) single-family residential lots on a 943,331 square foot (21.66 acres) site locally known as the Reserve at Tiffany Park (Project). The subject property is located east of the intersection of Southeast 18th Street and Monroe Avenue Southeast, in the City of Renton, WA 98058 (King County). The subject property is situated in the Southeast ¼ of Section 21, Township 23 North, Range 5 East W.M. and consists of four tax parcels (King County Parcel Numbers 212305-9044, 212305-9051, 212305-9154, and 212305-9061).

Soundview Consultants LLC prepared a fish and wildlife habitat assessment dated January 9, 2014. Subsequent project submittal to the City of Renton prompted third party review by Otak Inc. During third party review, a previously unidentified wetland (Wetland E) was identified in the western portion of the site. Project revisions were then conducted to accommodate preservation of Wetland E. These project revisions require an updated assessment of potential impacts to fish and wildlife habitat and protected species at the Reserve at Tiffany Park. The revised project plan includes the removal of one residential lot replaced by Tract M for the preservation of Wetland E. No further alterations are proposed to the project. This Technical Memorandum provides an updated assessment of project impacts to fish and wildlife habitat according to the revised layout and is intended for use as an amendment to the original habitat assessment report dated January 9, 2014 and prior update provided in the Technical Memorandum by Soundview Consultants LLC, dated February 11, 2014.

Proposed Revisions

The proposed project revisions include additional preservation of native open space, including wetland habitat, through establishment of Tract M. This tract is located in the

