

VIA 405 APARTMENTS

Public Hearing

Matt Herrera

Senior Planner

September 26, 201



CITY OF
Renton



Staff Report Presentation

- **Project Location and Description**
- **Process to Date**
 - Comment Period
 - SEPA Determination
 - Staff Analysis
- **Renton Municipal Code Analysis**
 - Comprehensive Plan Compliance
 - Zoning Compliance
 - Critical Areas
 - Adequate Infrastructure
 - Design Review Compliance
 - Planned Urban Development Compliance
- **Staff Recommendation**



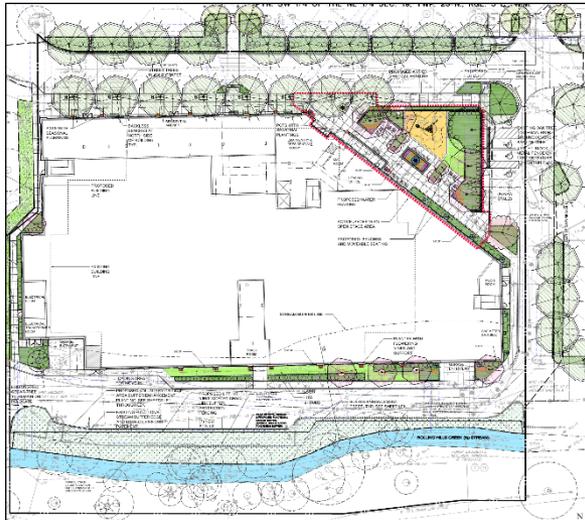
View from Lake Ave S



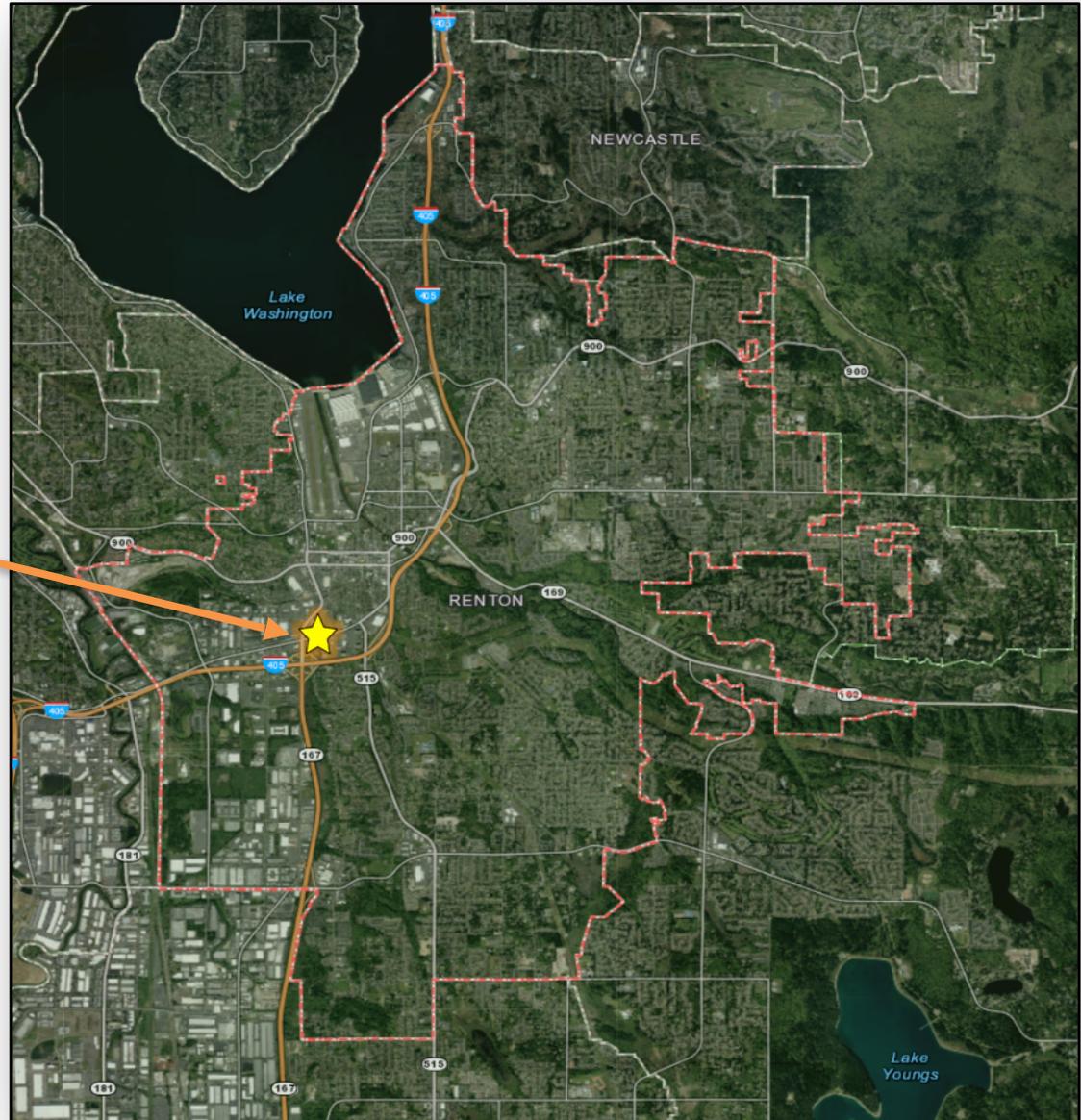
Birdseye from I-405 near SR167 interchange



Approximate Location

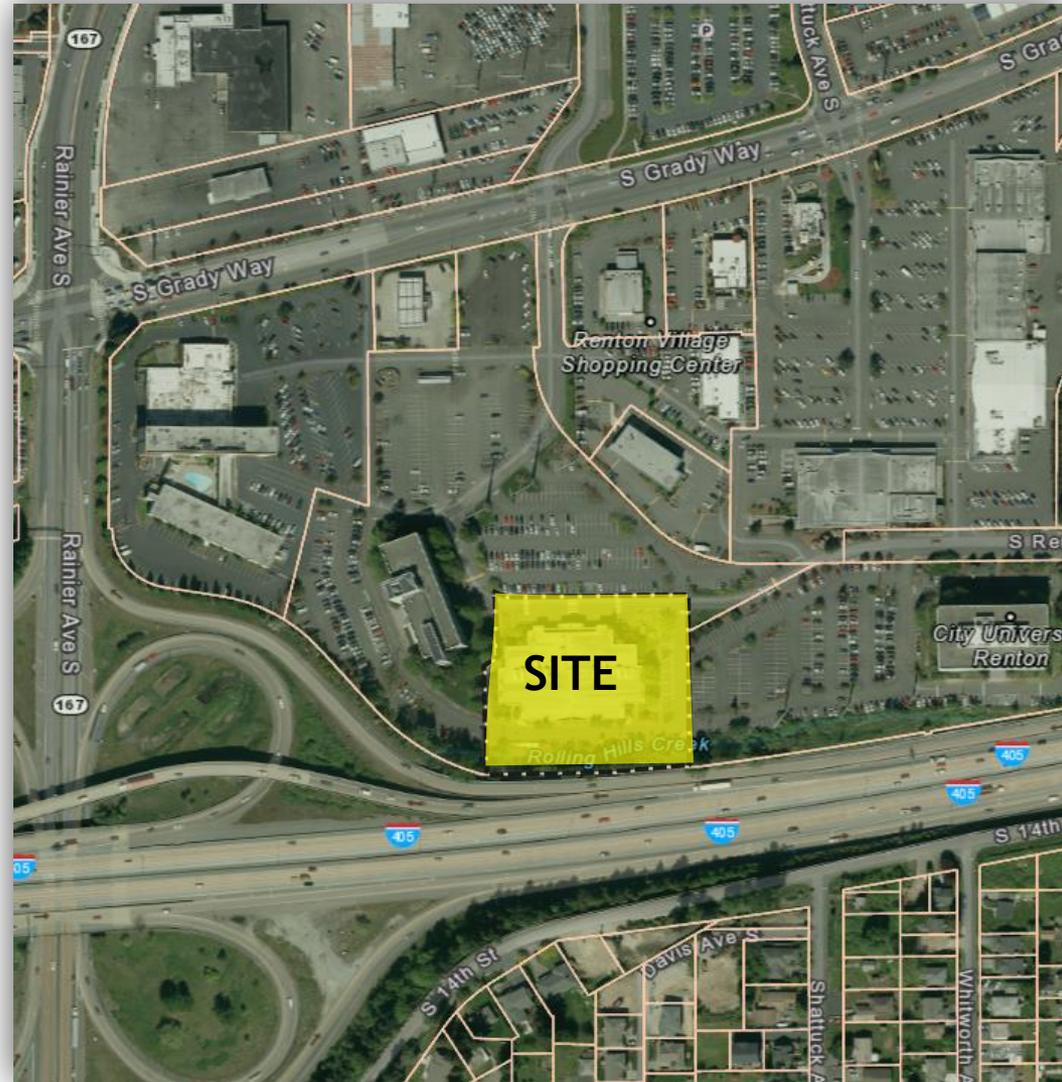


Proposed VIA 405 Site Plan



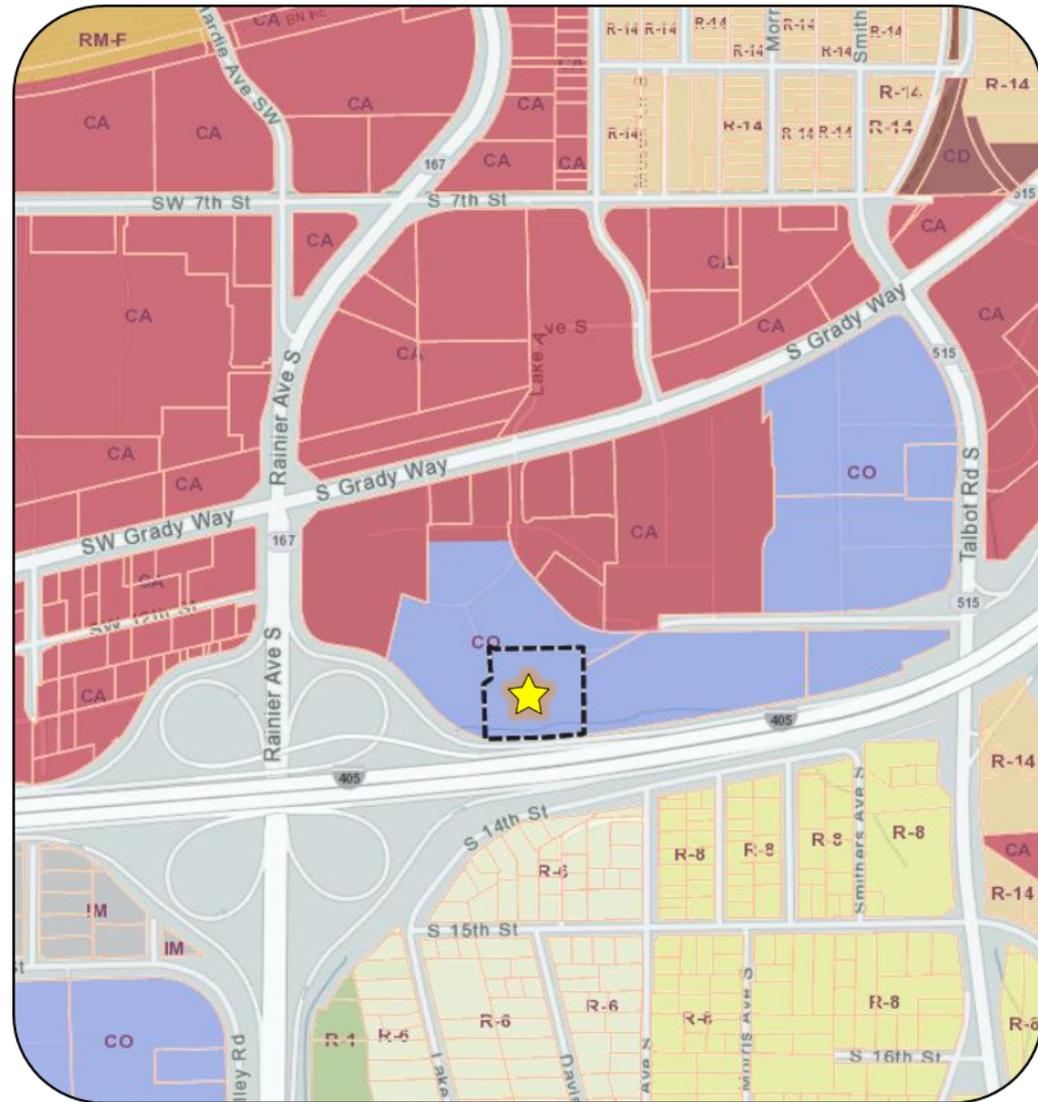
Subject Property

- 2.6-acre site is located at 25 S Grady Way.
- Landlocked parcel south of Renton Village Shopping Center and west of Evergreen building.
- Current movie theater building to be removed.
- Site is mapped with geologically hazardous areas. flood hazard, and Non-fish perineal (Np) stream.



Zoning & Land Use

- Site abuts Evergreen Building, Triton Towers, Renton Village, and I-405
- Comprehensive Plan: CMU
- Zoning Designation: CO
- Urban Design Overlay: D
- Surrounded by CO, CA, and I-405

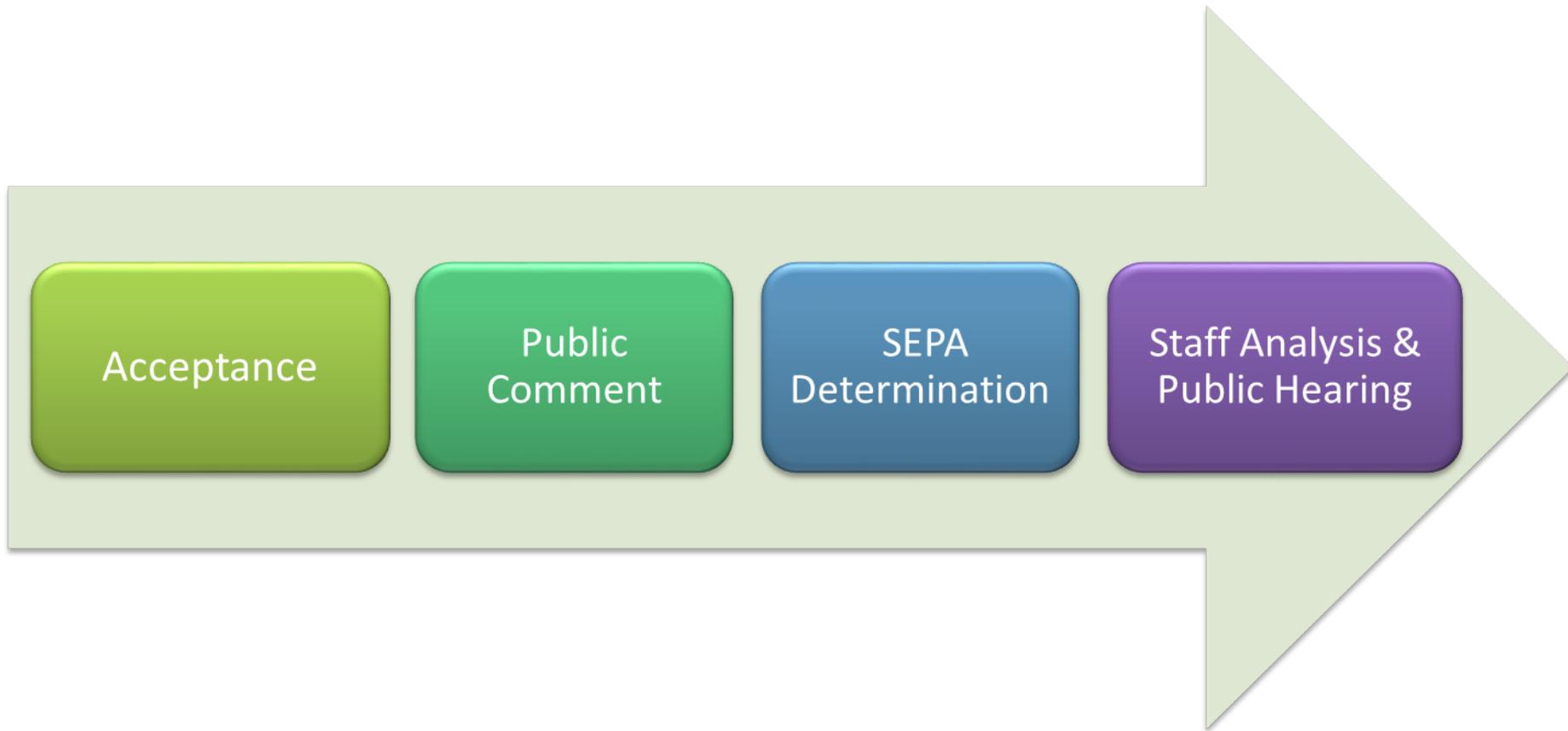


Project Description

- Eight (8) story building.
- 270 multi-family units.
- Ground floor commercial & amenity
- Structured parking
- Two story brick base
- Storefront windows
- Cementitious & composite wood



Process to Date



Renton Municipal Code Analysis

- Comprehensive Plan Compliance
- Zoning Compliance
- Adequate Infrastructure
- Critical Areas Regulations Compliance
- Design Review Compliance
- Planned Urban Development Compliance



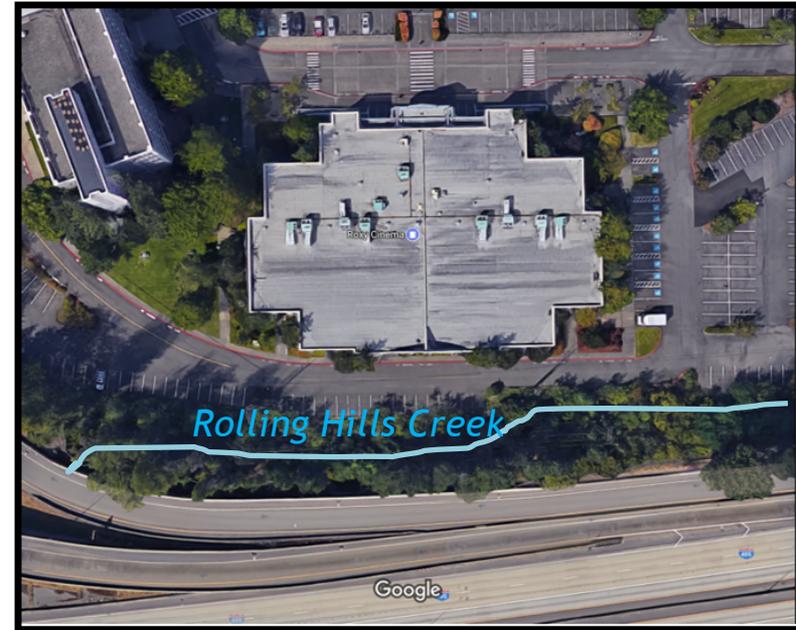
Stream Buffer Determination

Rolling Hills Creek

- Np (non-fish perennial) along southern portion of property.
- Typically requires a 75' buffer.
- Existing improvements are located within current buffer area.
- Existing improvements are located between 7' to 25' from OHWM of stream.

Non-regulated Critical Areas RMC 4-3-050B.1.g

- Regulations do not apply to development separated from critical areas by pre-existing and intervening substantial existing improvements.
- No functional buffer exists within the paved and improved areas.



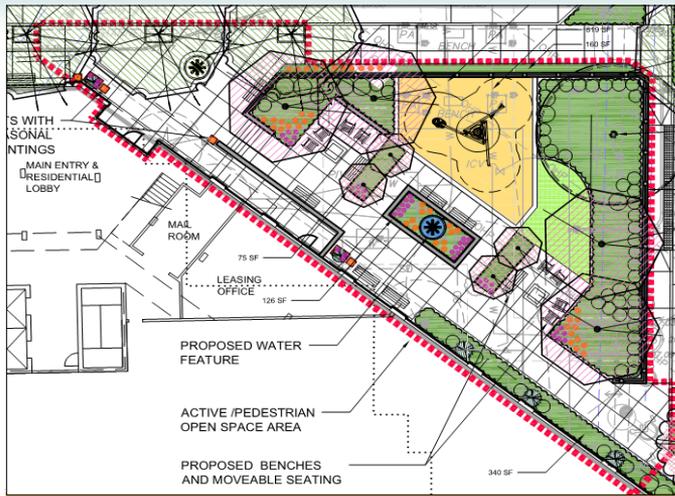
- **Rolling Hills Creek (Np) stream**
 - Non-regulated due to separation by existing improvements.
 - Buffer enhancement proposed.
- **Geologically Hazardous Areas**
 - No special buffer or setback recommended for sensitive slopes along stream bank.
 - Recommendations for High Seismic Area include the use of a pile supported foundation or shallow foundation w/ piers or concrete columns.
- **Flood Hazard**
 - Finished floor elevation would be greater than one-foot above base flood elevation.
 - Existing floodplain storage would increase from 32,108 cubic feet to 34,688 cubic feet.
 - Finding of No Effect on federally listed status species within the floodplain.

PUD Development Standards Modifications

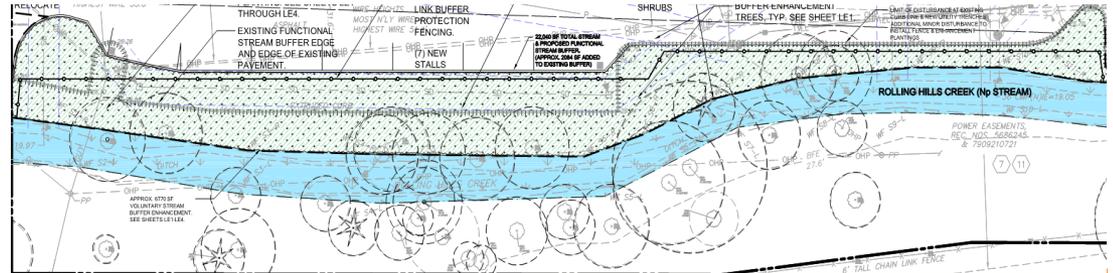
- Drive Aisle and Parallel Parking - **Support**
 - Standard - Typical 24-foot wide vehicle travel lanes.
 - Modified - Two (2) 10' travel lanes, 8' parallel parking lane, curb, gutter, min. 12' sidewalk with street trees in grates.
- Public Street Standards - **Support**
 - Standard - 8' sidewalk and 8' planter strip.
 - Modified - Match existing sidewalk width with no planter strip.
- Residential Surface Parking - **Do not support**
 - Use Standard - Required parking for dwelling units shall be within an attached structured parking facility.
 - Mod. Request - Provide 229 spaces within attached structured parking facility and provide remaining 41 required spaces as surface parking on and off-site.



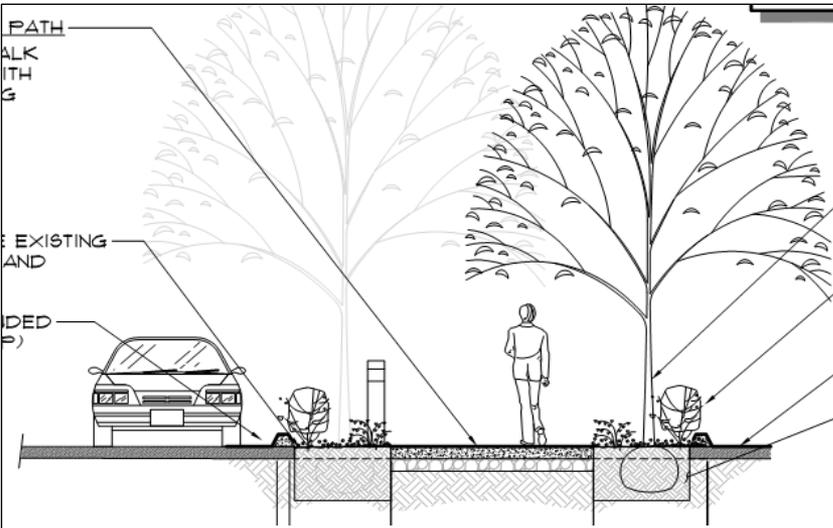
PUD Analysis



1. Open Space



2. Critical Areas



3. Circulation



4. Superiority

Open Space



Various Open Space and Recreation Spaces



Ground level



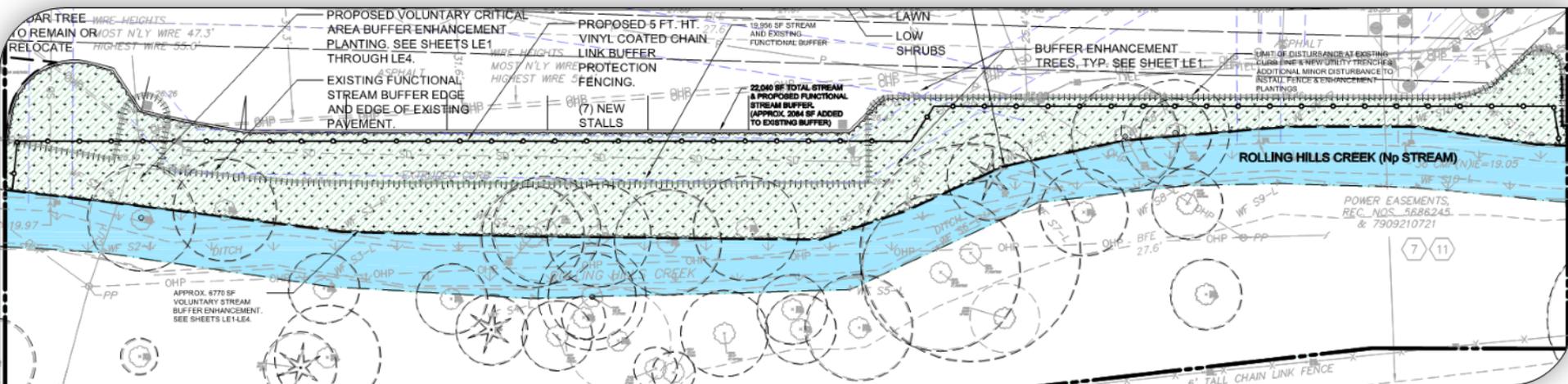
Third Floor Podium North & South



Rooftop Interior and Exterior

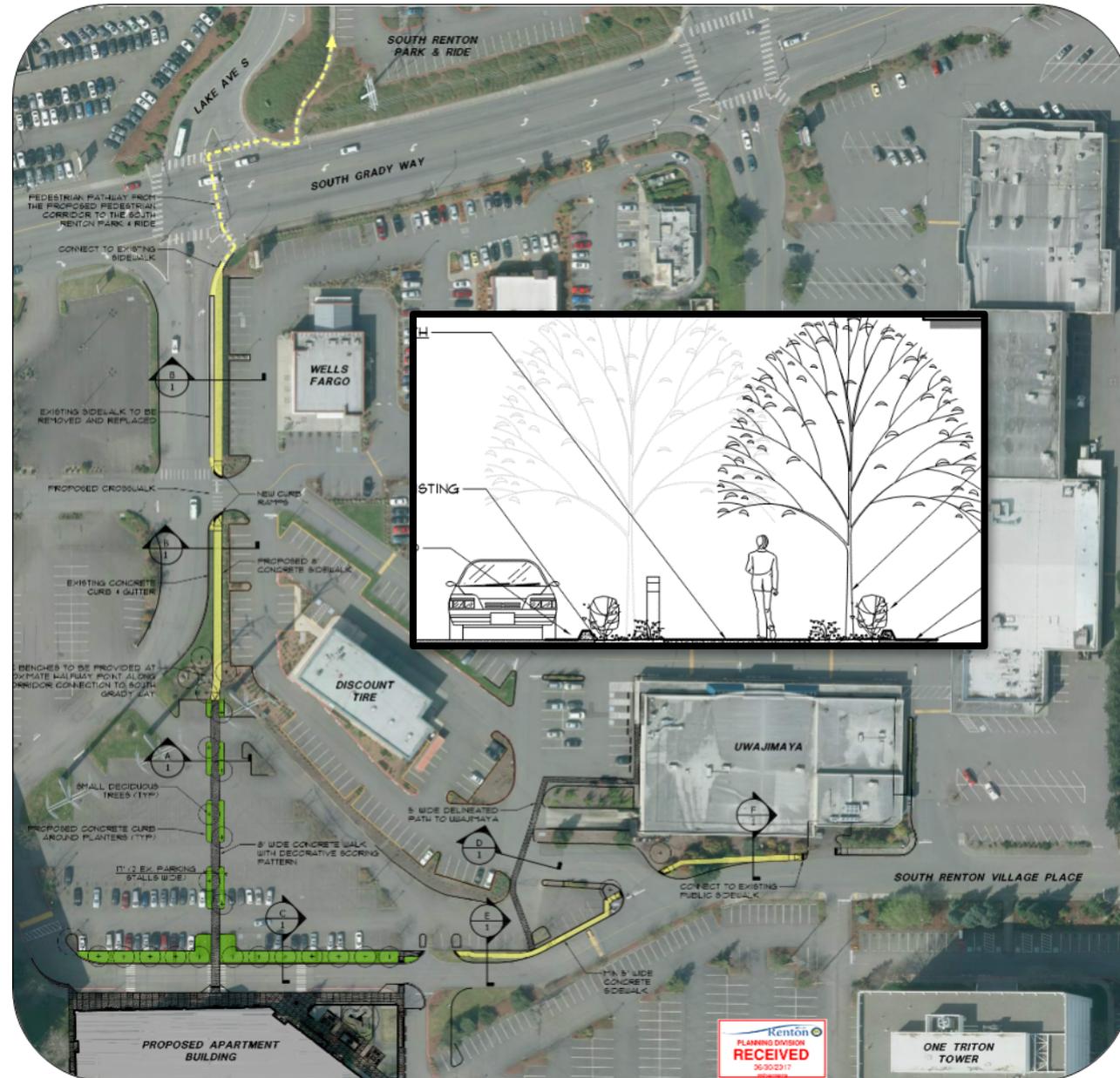
Critical Areas

- Area north of curb is non-regulated per pre-existing and lawfully created substantial existing improvements.
- Remove asphalt south of emergency vehicle access drive.
- Provide buffer enhancement and debris removal along north and south banks of stream.
- Fence buffer area to restrict access.



Circulation

- Protected pedestrian connection to park & ride (future Sound Transit facility).
- Complete city sidewalk along north half of S Renton Village Pl and connect to new development.
- Provide delineated connection to Uwajimaya grocery store.

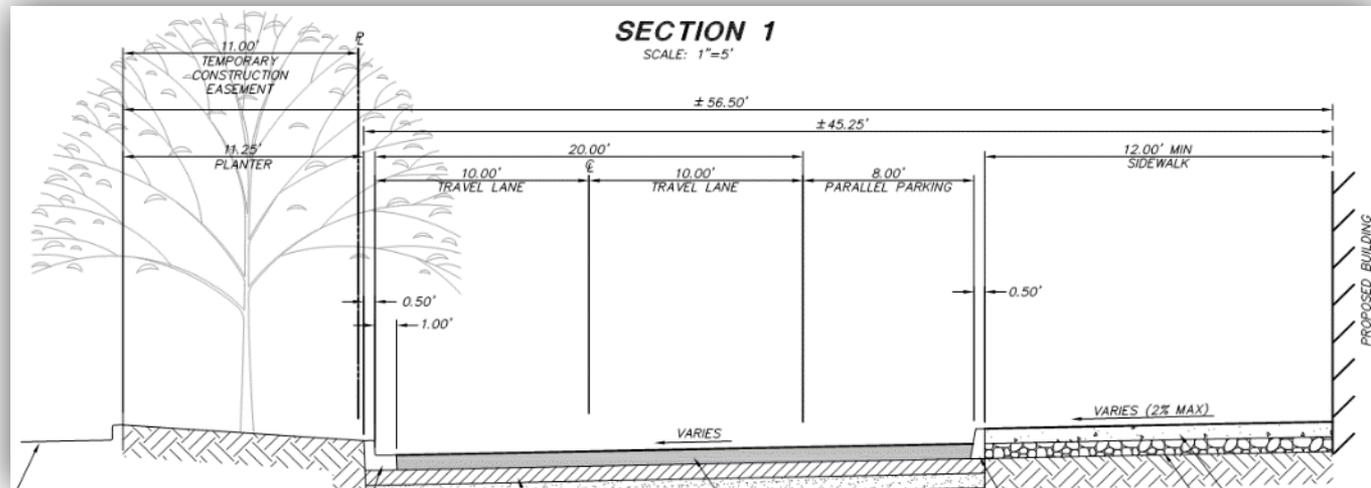
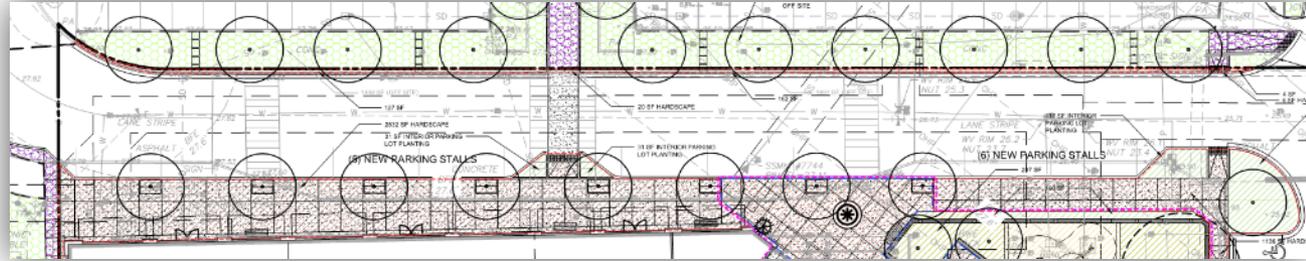


Circulation, cont.

- Modified drive aisle to mimic a street.

- Drive aisle provides a pedestrian oriented streetscape.

- Street trees in grates and planted curb-bulbs abutting pedestrian corridor also provided.



Superiority



Enhanced pedestrian experience



Provides TOD to area



Multiple open space and recreation opportunities

Staff recommends approval of the **VIA 405 Apartments** Planned Urban Development File No. LUA17-000237 subject to 21 conditions of approval.

