

Tiscareno

November 18th, 2025

ION Renton Project Narrative

Project name, size and location of site

Renton Ion Tier II Apartments
Approximately 165,000 sf, 161-unit apartments
600 Park Avenue North, Renton, WA 98057

Zoning designation of the site and adjacent properties

UC-2 (Urban Center 2)
Adjacent Zones:
West CA Commercial Arterial
East IH Heavy Industrial
North UC-2
South CA Commercial Arterial and IL Light Industrial

Current use of the site and any existing improvements

The existing lot is a 4.87 acres lot consisting of three (3) office buildings and a parking garage

Special site features (i.e., wetlands, water bodies, steep slopes)

Seismic Hazard Area

Statement addressing soil type and drainage conditions

See attached Geotechnical Report

Proposed use of the property and scope of the proposed development (i.e., height, square footage, lot coverage, parking, access, etc.)

Construction of a 5-story mixed use building with 161-unit apartments and ground floor commercial use at the corner of Park Ave N and N 5th Street

Proposed structure is 5-stories of Type VA construction over slab on grade concrete

The existing lot will be subdivided into 3 lots, with the proposed new development at the southeast corner lot (Lot #2 in the Site Plan attached). The proposed lot area of Phase 1 is 53,167.13 sf.

The gross floor areas are approximately 165,000 sf, with a maximum allowable building height of 70 feet for Type VA construction per Building Code.

The lot coverage is approximately 32,800 sf/ 53,167.13 sf = 61.7% of lot coverage.

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The existing lot has an existing 4-story parking garage structure with a capacity of about 949 parking stalls that will be used to meet the parking requirements for the proposed residential use.

There will be a proposed pedestrian corridor between the existing garage and the proposed building.

Fire lanes will be provided on both the north and southeast portions of the new lot to serve the proposed development.

Proposed off-site improvements (i.e., installation of sidewalks, fire hydrants, sewer main, etc.)

Street Improvements along Park Ave N and North 5th Street to meet current City of Renton requirements.

Total estimated construction cost and estimated fair market value of the proposed project

Total estimated construction cost: \$30,583,175

Estimated Fair Market Value of proposed project: \$37,835,000

Estimated quantities and type of materials involved if any fill or excavation is proposed

The existing site is relatively flat with minimal excavation/fill required.

Number, type and size of trees to be removed

Per A Plus Arborist's report dated 04/23/2024 attached, out of 107 existing trees on the site, 56 of which are noted to be removed. The remainder will be retained.

Explanation of any land to be dedicated to the City

Dedication of area along Park Ave North to meet the City's complete street standards for Principal Arterial Streets with 4 lanes a minimum ROW width of 91 feet is required. Per RMC 4-6-060 half of street improvements as taken from the ROW centerline shall be required and include a minimum 54 foot paved road (for 4 lanes), a 0.5 foot curb, an 8 foot planting strip, an 8 foot sidewalk, 2 foot clear space at back of walk and storm drainage improvements. Dedication of approximately 15.5 feet along that portion of the frontage with 4 lanes will be required. Proposed property line is set at 45.5 feet from the centerline of Park Avenue North to accommodate 91 feet ROW width.

Dedication of area along N 5th St, to meet the City's complete street standards for Commercial-Mixed Use & Industrial Access streets with 3 lanes a minimum ROW width of 80 feet is required. Per RMC 4-6-060 half of street improvements as taken from the ROW centerline shall be required and include a minimum 47 foot paved road (23.5 feet each side), a 0.5 foot curb, an 8 foot planting strip, a 6 foot sidewalk, 2 foot clear space at back of walk and storm drainage improvements. Dedication of approximately 10 feet will be required. Proposed property line is set at 40 feet from the centerline of N 5th St to accommodate 80 feet ROW width.

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Code Flexibility Requests:

1. Reduce floor to structure height from 18' to 12' at ground floor
2. Reduce retail requirement from 20% of ground floor area to 12.5%

Deviations:

1. Eliminate grease interceptor/commercial hood

Questions:

1. For the existing sewer main along the east side of the site, please confirm that this can remain in place. If so, please clarify required easements that must be maintained and any additional clearance requirements from easements to proposed structures/ buildings.
2. For the existing water main along the south side of the site, please confirm that this can remain in place. If so, please clarify required easements that must be maintained and any additional clearance requirements from easements to proposed structures/ buildings.
3. Please confirm the required frontage improvements along both Park Ave N and N 5th St. See sheets AS1-AS4 for proposed street sections.
4. Please confirm no intersection improvements will be required.
5. Please confirm the site is located in a drainage basin that triggers Peak Rate Flow Control (Existing Conditions) and that all existing site conditions shall be used as the basis for pre-developed flows.