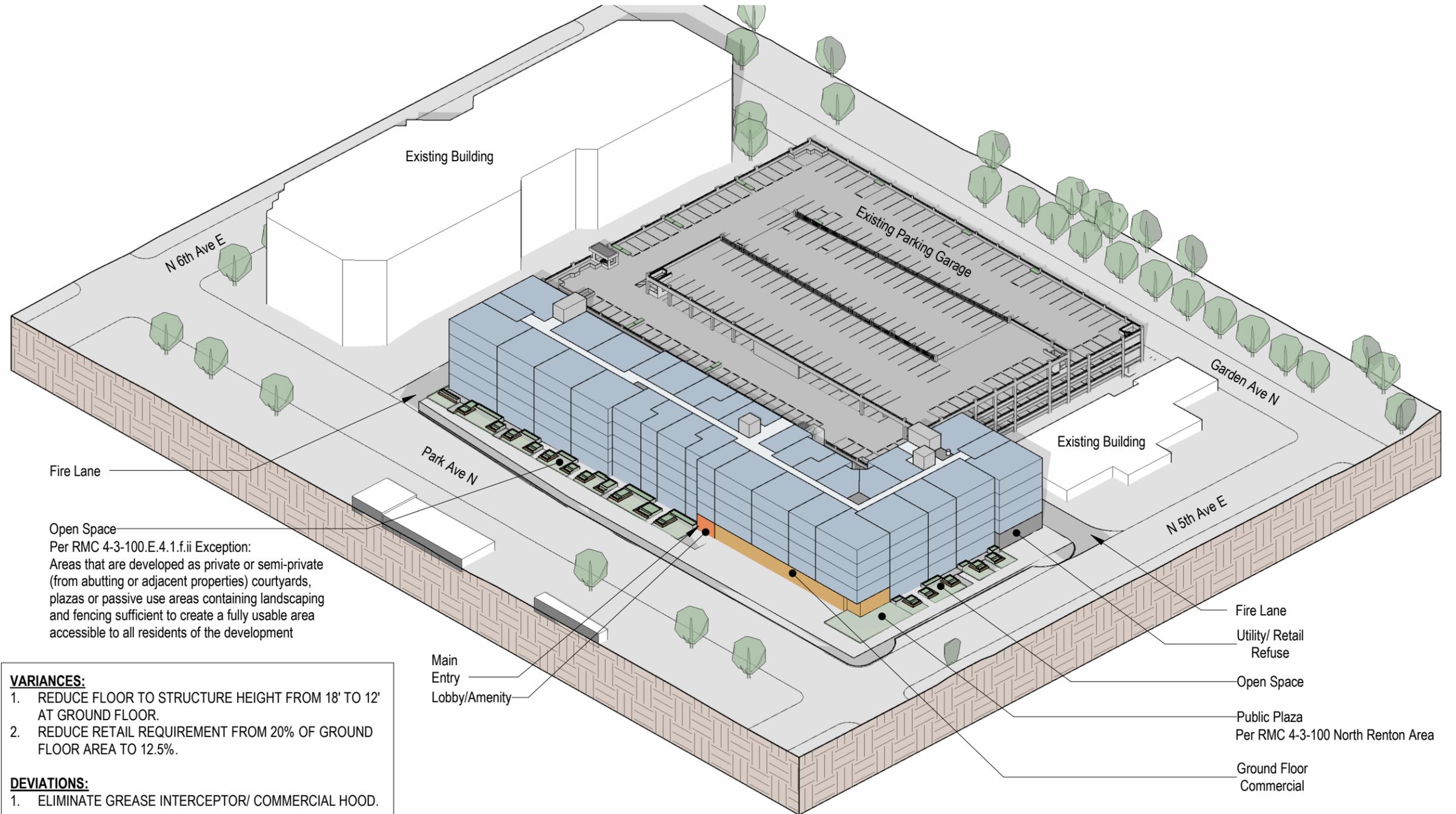


AAA Management | Ion Renton Tier II Study

SCHEMATIC DESIGN | November 18, 2025

Cover Page	00
Survey	00.1
Survey	00.2
Demolition Site Plan	01.1
Site Plan	01.2
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Level 2 (4-5 Sim) Floor Plan	03
Level 3 Floor Plan	04
Building Elevations	05
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Perspective View	07
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Zoning Code Analysis	CS2
Zoning Code Analysis	CS3
Zoning Code Analysis	CS4
Zoning Code Analysis	CS5
Site Plan & Section (Park Ave N)	AS1
Site Plan & Section (N 5th St)	AS2
Enlarged Street Section (N 5th St)	AS4
Enlarged Street Section (Park Ave N)	AS3

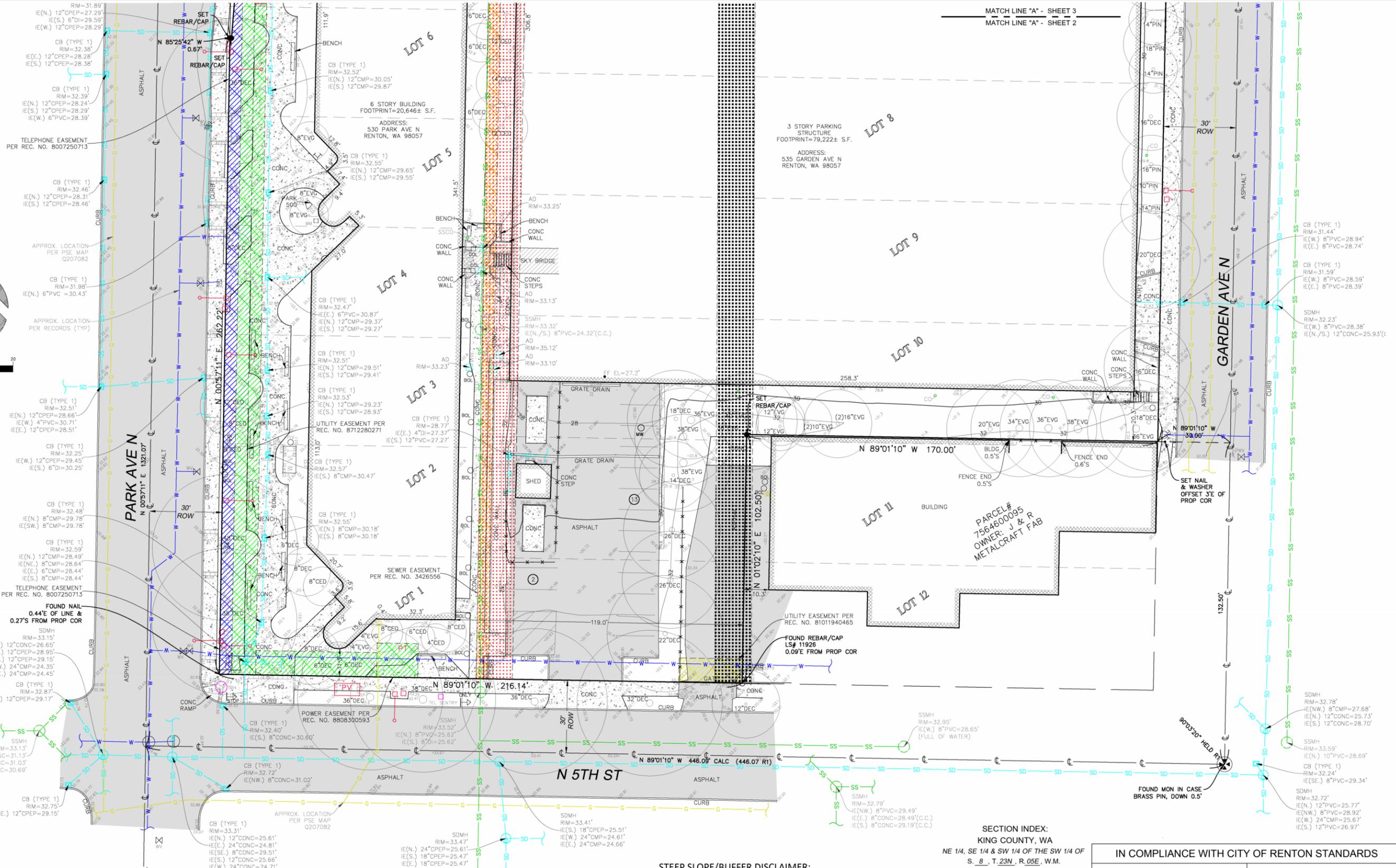
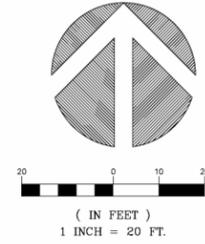


VARIANCES:

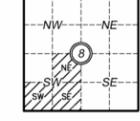
- REDUCE FLOOR TO STRUCTURE HEIGHT FROM 18' TO 12' AT GROUND FLOOR.
- REDUCE RETAIL REQUIREMENT FROM 20% OF GROUND FLOOR AREA TO 12.5%.

DEVIATIONS:

- ELIMINATE GREASE INTERCEPTOR/ COMMERCIAL HOOD.



SECTION INDEX: KING COUNTY, WA NE 1/4, SE 1/4 & SW 1/4 OF THE SW 1/4 OF S. 8, T. 23N, R. 05E, W.M.



IN COMPLIANCE WITH CITY OF RENTON STANDARDS

STEEP SLOPE/BUFFER DISCLAIMER: THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION...

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Table with columns: DATE, FIELDBOOK, PAGE, DRAWING NO., SHEET, OF.

11235 SE 6th St, Suite 130 Bellevue, WA 98004

ALTANSPS LAND TITLE SURVEY RENTON CAMPUS

530 & 600 Park Ave N RENTON, WA 98057

DATE: 10/28/22 FIELDBOOK: PAGE: DRAWING NO.: SHEET: 2 OF 5

TERRANE

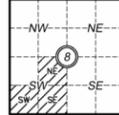
11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

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TERRANE_JOB#221840

SECTION INDEX:
KING COUNTY, WA
NE 1/4, SE 1/4 & SW 1/4 OF THE SW 1/4 OF
S. 8, T. 23N, R. 05E, W.M.

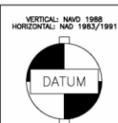


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NO.	REVISION	BY	DATE	APPR
1	PER COMMENTS		10/07/25	

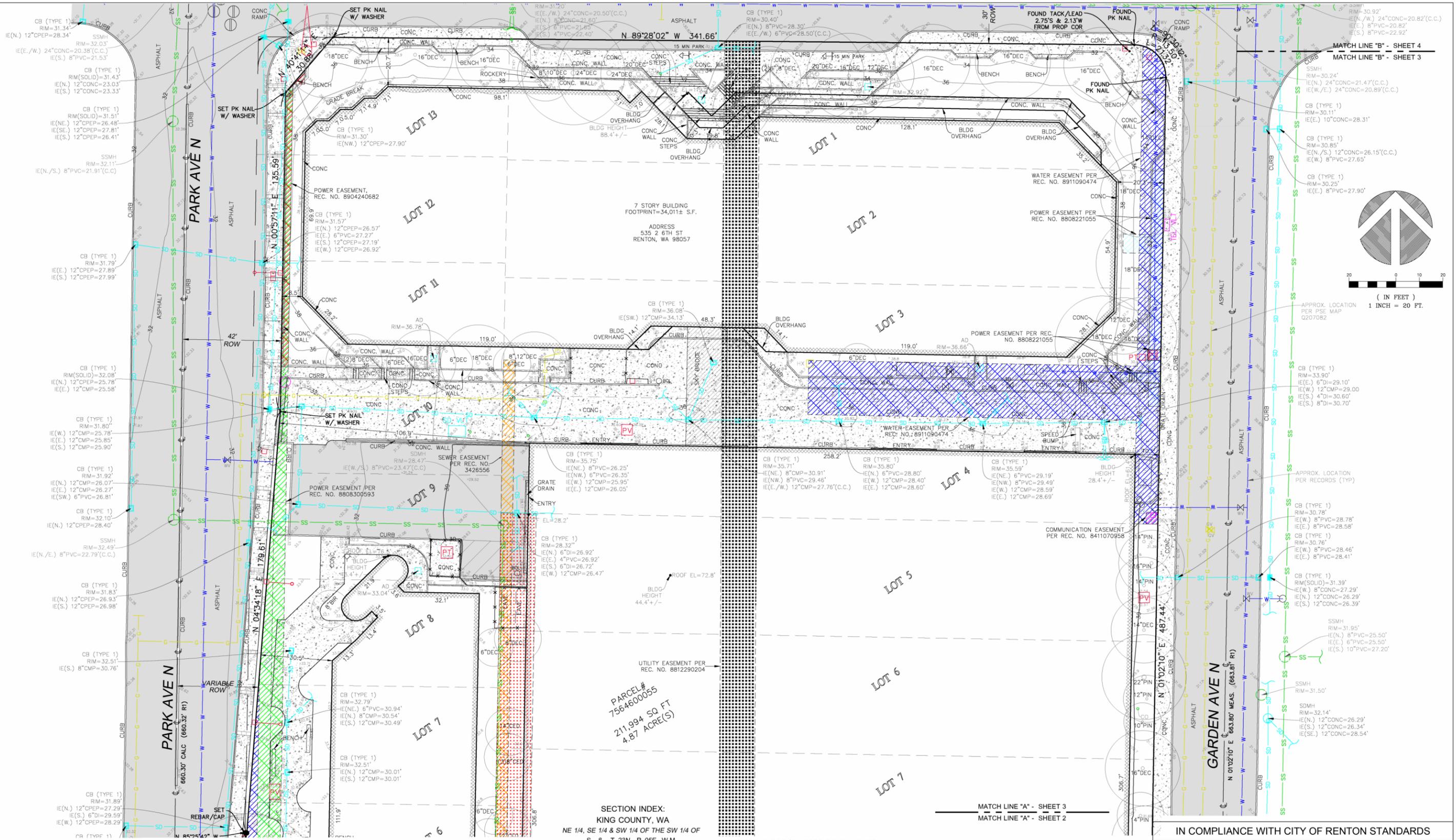
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DESIGNED:			
DRAWN:	JAK		
CHECKED:	TLR/JGM		
APPROVED:			



ALTANSPS LAND TITLE SURVEY
RENTON CAMPUS

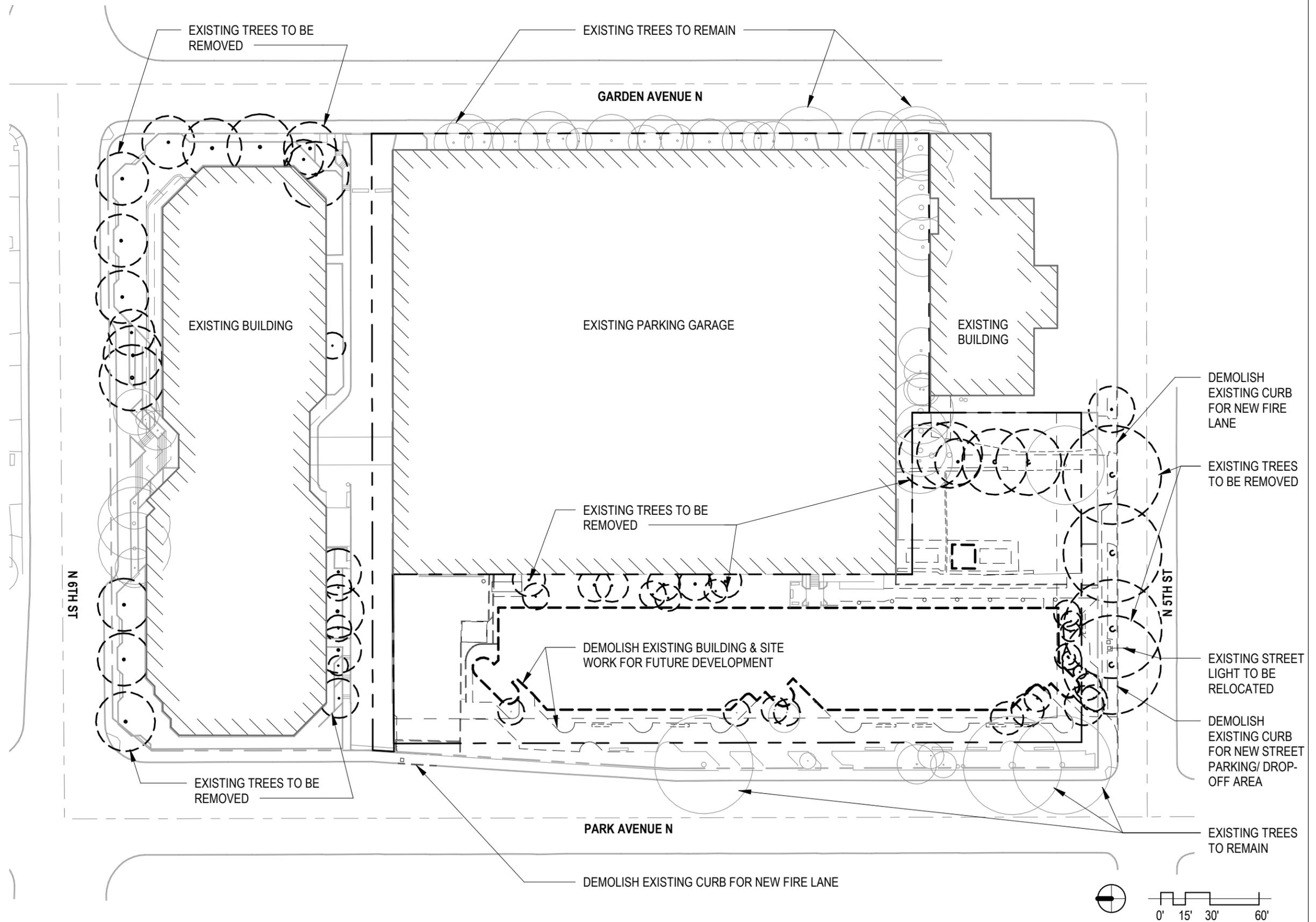
530 & 600 Park Ave N
RENTON, WA 98057

DATE:	10/28/22
FIELDBOOK:	
PAGE:	
DRAWING NO.:	
SHEET:	3 OF 5



(IN FEET)
1 INCH = 20 FT.

NOTE:
 1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION.
 2. SEE ARBORIST'S REPORT DATED 04/23/2024 FOR MORE INFORMATION, UNO.



PROJECT DATA

PROJECT ADDRESS:

600 PARK AVE N, RENTON, WA 98057

EXISTING LOT SIZE:

PARCEL # 7564600055: ± 211,994 SF (4.87 ACRES)

PROPOSED LOT SIZE:

LOT #2: 53,167 SF 1.22 acres

EXISTING BUILDING FOOTPRINTS:

LOT #1: GARAGE: ± 79,222 SF TO REMAIN
 LOT #2: OFFICE: ± 20,646 SF TO BE DEMOLISHED
 LOT #3: OFFICE: ± 34,011 SF TO REMAIN

PROPOSED BUILDING FOOTPRINT:

LOT #2: RESIDENTIAL/MIXED-USE: 32,800 SF

PROPOSED LOT COVERAGE:

(32,800 SF / 53,167 SF) x 100% = 61.7 %

PROPOSED LANDSCAPING AREA:

LOT #2: 10,238 SF

ALLOWABLE BUILDING HEIGHT:

MAXIMUM HEIGHT PER BUILDING CODE:
 70 FT OF TYPE VA CONSTRUCTION
 PROPOSED HEIGHT:
 53' MAX TO TOP OF HIGHEST ROOF SURFACE

PER RENTON MUNICIPAL CODE (RMC 4-2-120A):

10 STORIES ALONG PRIMARY ARTERIAL
 (PARK AVE N)

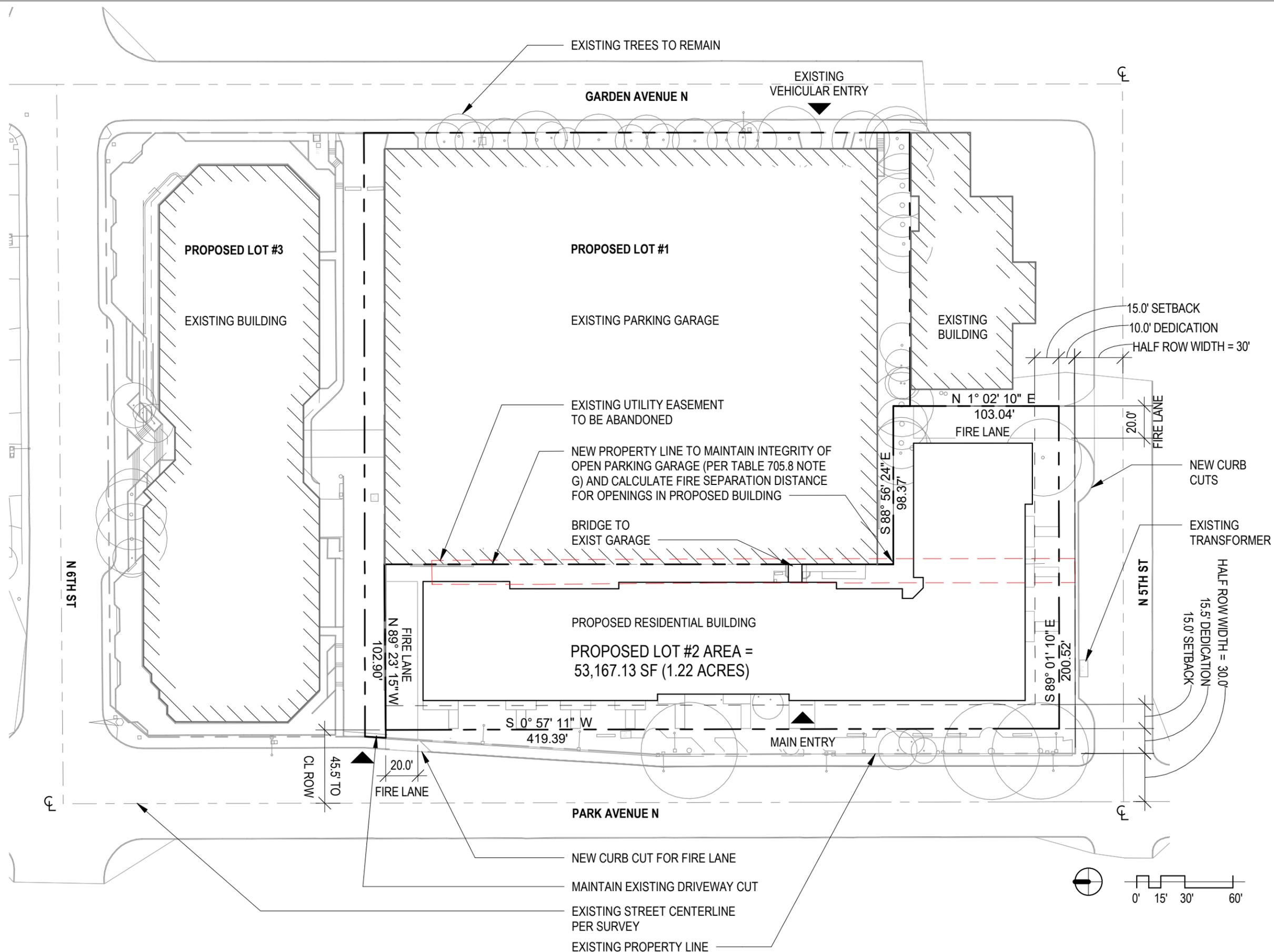
BUILDING SETBACKS (RMC 4-2-120A):

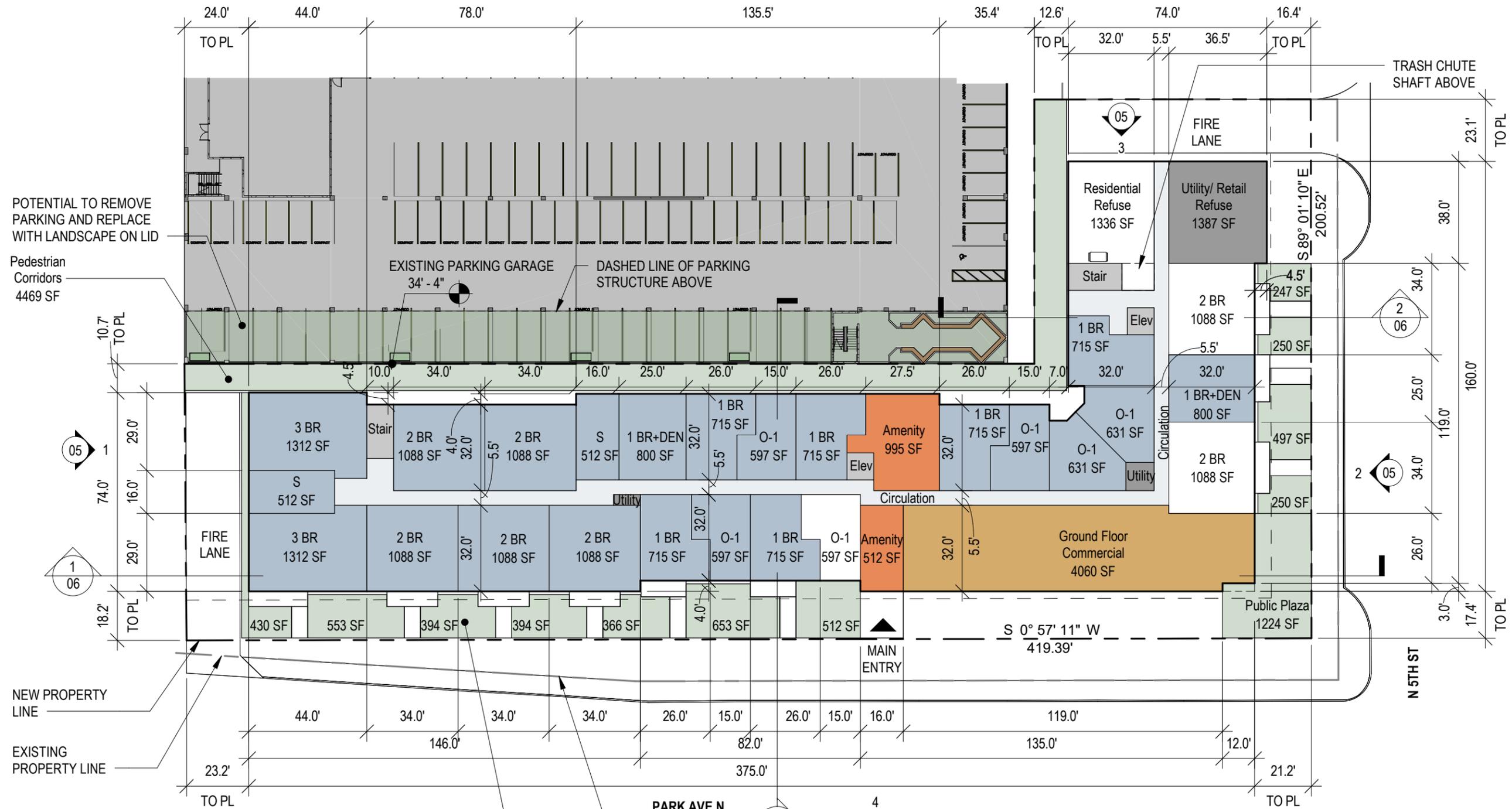
FRONT YARD:
 MINIMUM: 15 FEET
 MAXIMUM: 20 FEET
 PROPOSED:
 15 FEET ALONG BOTH PARK AVE N &
 N 5TH ST

REAR/ SIDE YARD: NONE

PROPOSED PARKING:

949 STALLS IN EXISTING PARKING GARAGE IN LOT #1 WILL BE USED TO MEET THE PROPOSED RESIDENTIAL/ MIXED-USE BUILDING. PARKING GARAGE STRUCTURE AND ACCESS TO THE GARAGE WILL REMAIN. THERE WILL BE SOME AMOUNT OF RE-STRIPPING OF EXISTING STALLS TO MEET CURRENT BUILDING CODE REQUIREMENTS FOR ACCESSIBLE STALLS AND TO ACCOMMODATE PEDESTRIAN ACCESS TO THE GARAGE FROM THE PROPOSED DEVELOPMENT. TRAFFIC STUDIES WILL BE PROVIDED AT A LATER DATE.





POTENTIAL TO REMOVE PARKING AND REPLACE WITH LANDSCAPE ON LID

Pedestrian Corridors
4469 SF

EXISTING PARKING GARAGE
34' - 4"

DASHED LINE OF PARKING STRUCTURE ABOVE

NEW PROPERTY LINE

EXISTING PROPERTY LINE

Ground Floor Commercial Area Required:

20% of Level 1 Floor Area:
LEVEL 1

32800 SF	6560 SF
----------	---------

Provided: 4,060 SF *

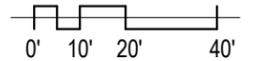
* Variance Requested (See Sheet 00)

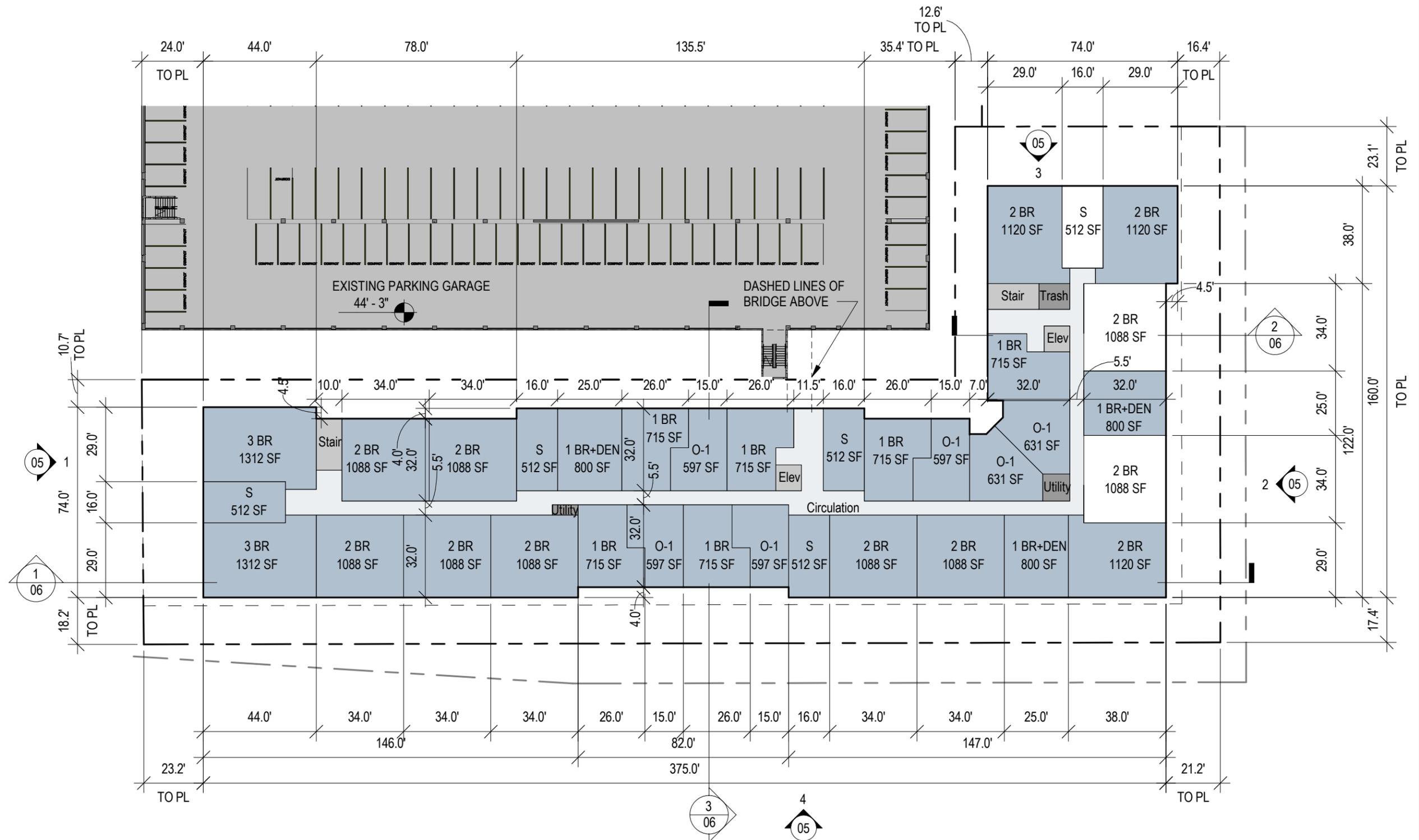
PARK AVE N

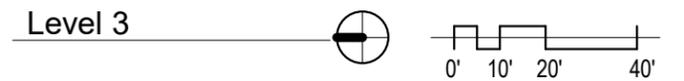
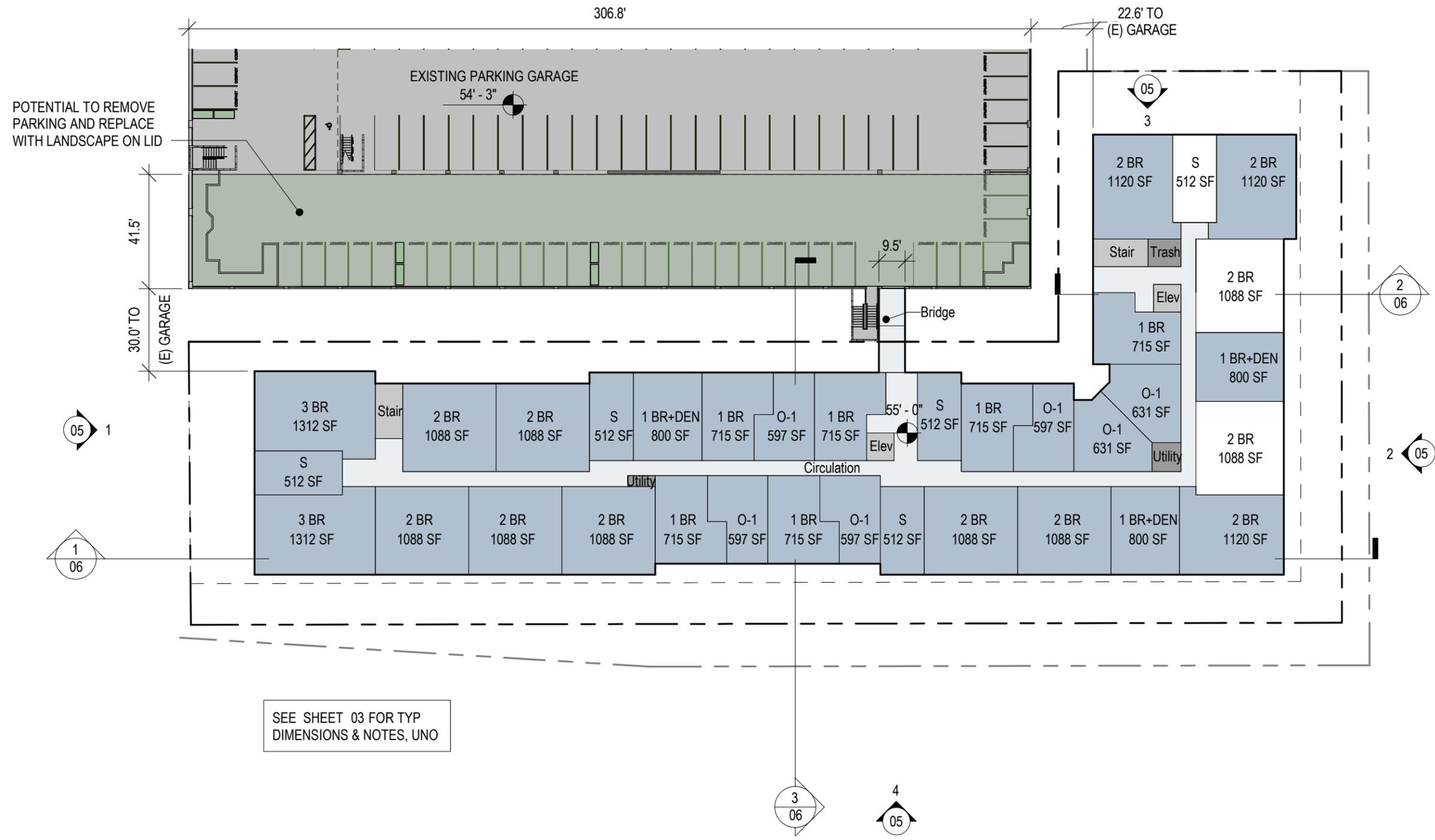
EXISTING SIDEWALK

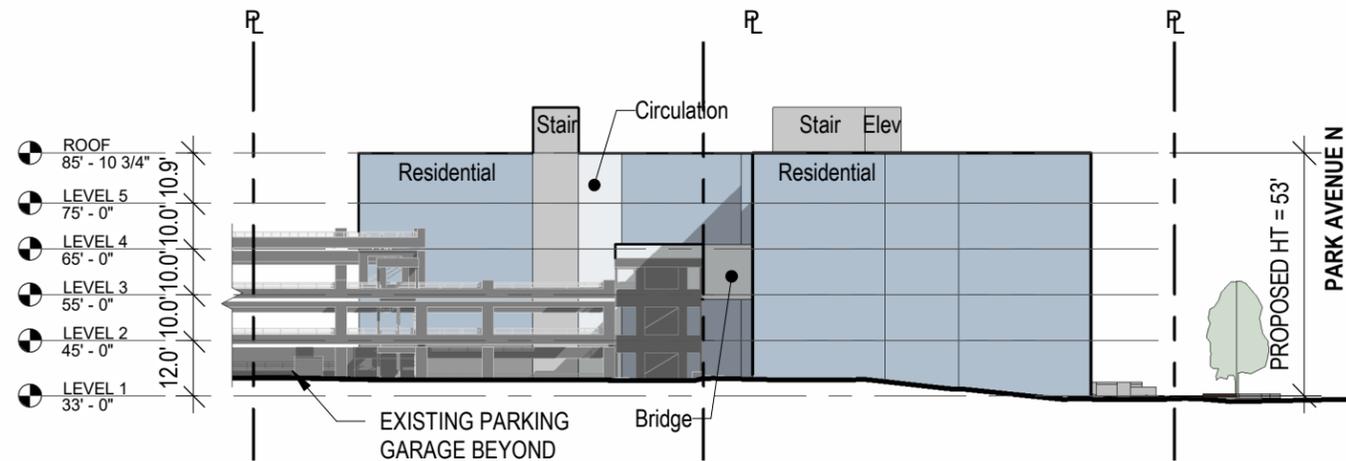
Open Space
Per RMC 4-3-100.E.4.1.f.ii Exception:
Areas that are developed as private or semi-private (from abutting or adjacent properties) courtyards, plazas or passive use areas containing landscaping and fencing sufficient to create a fully usable area accessible to all residents of the development

Level 1 Floor Plan

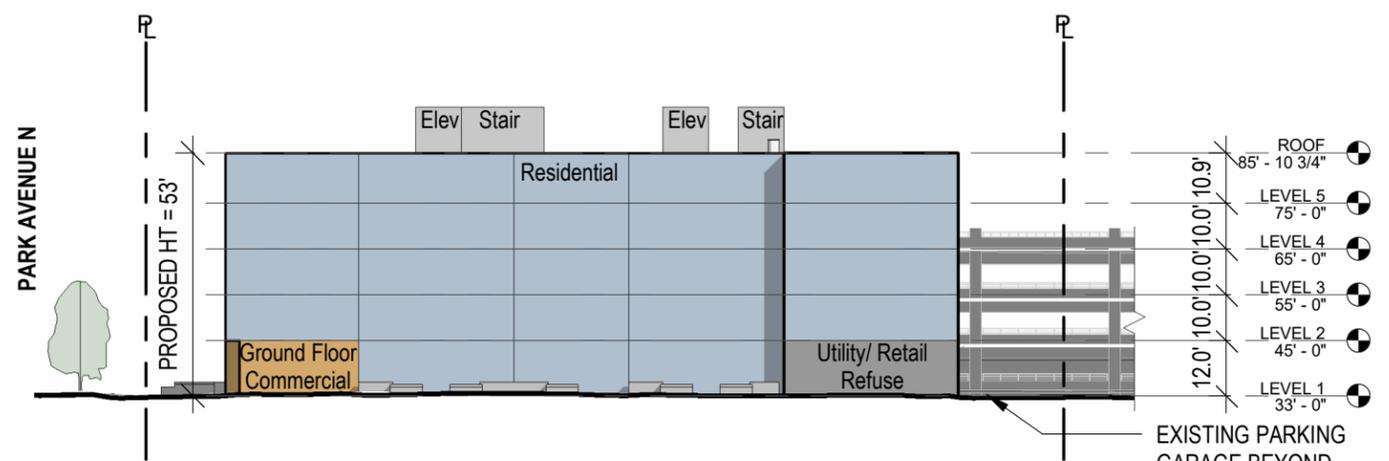








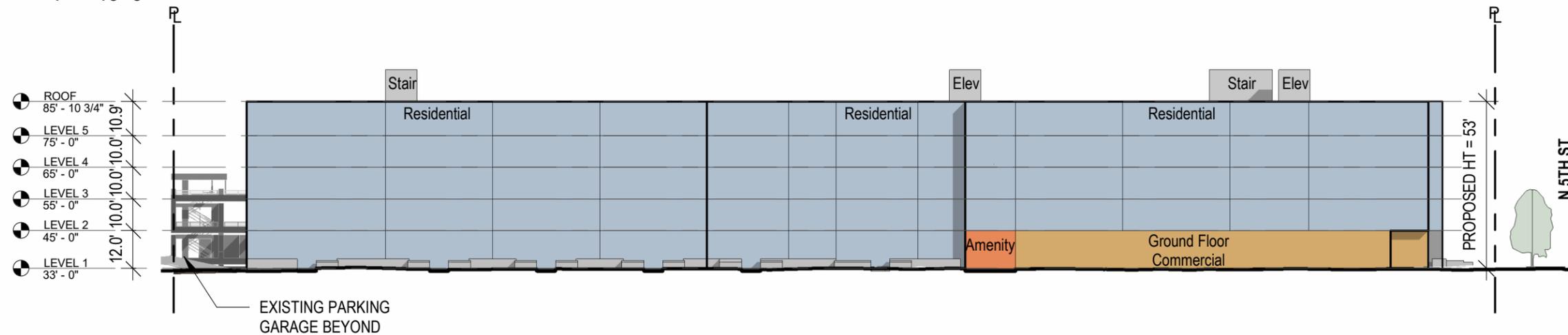
1 North Elevation
1" = 40'-0"



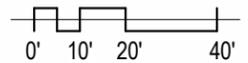
2 South Elevation
1" = 40'-0"

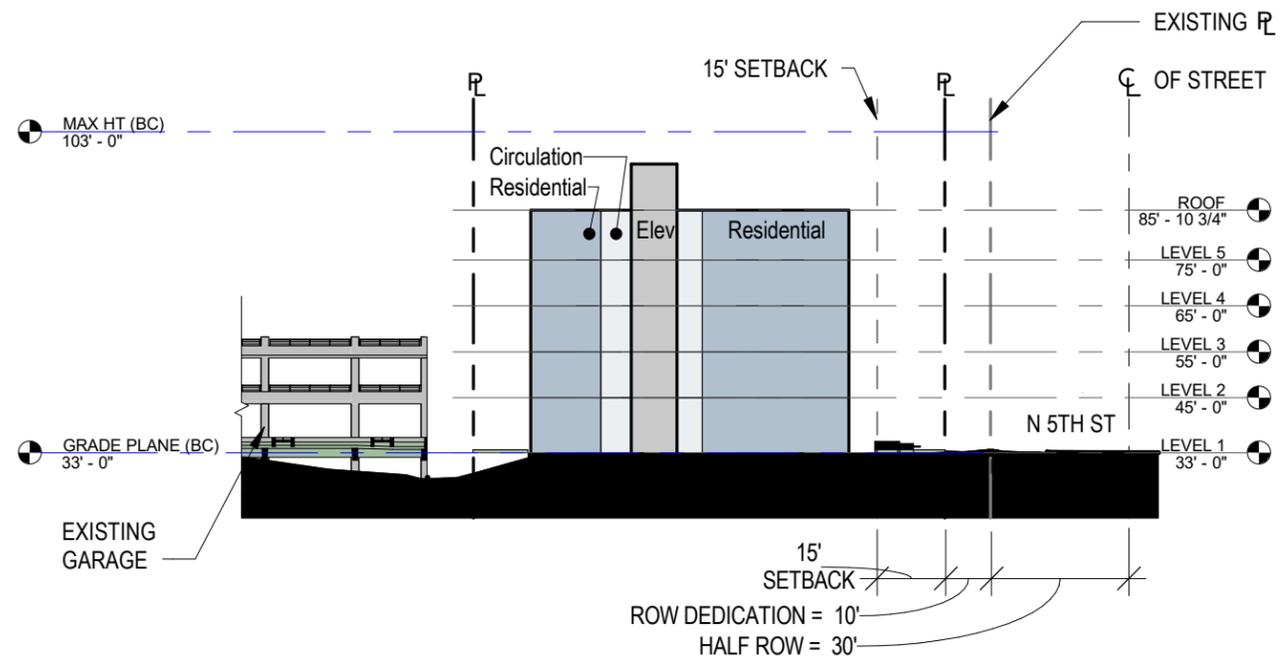


3 East Elevation
1" = 40'-0"

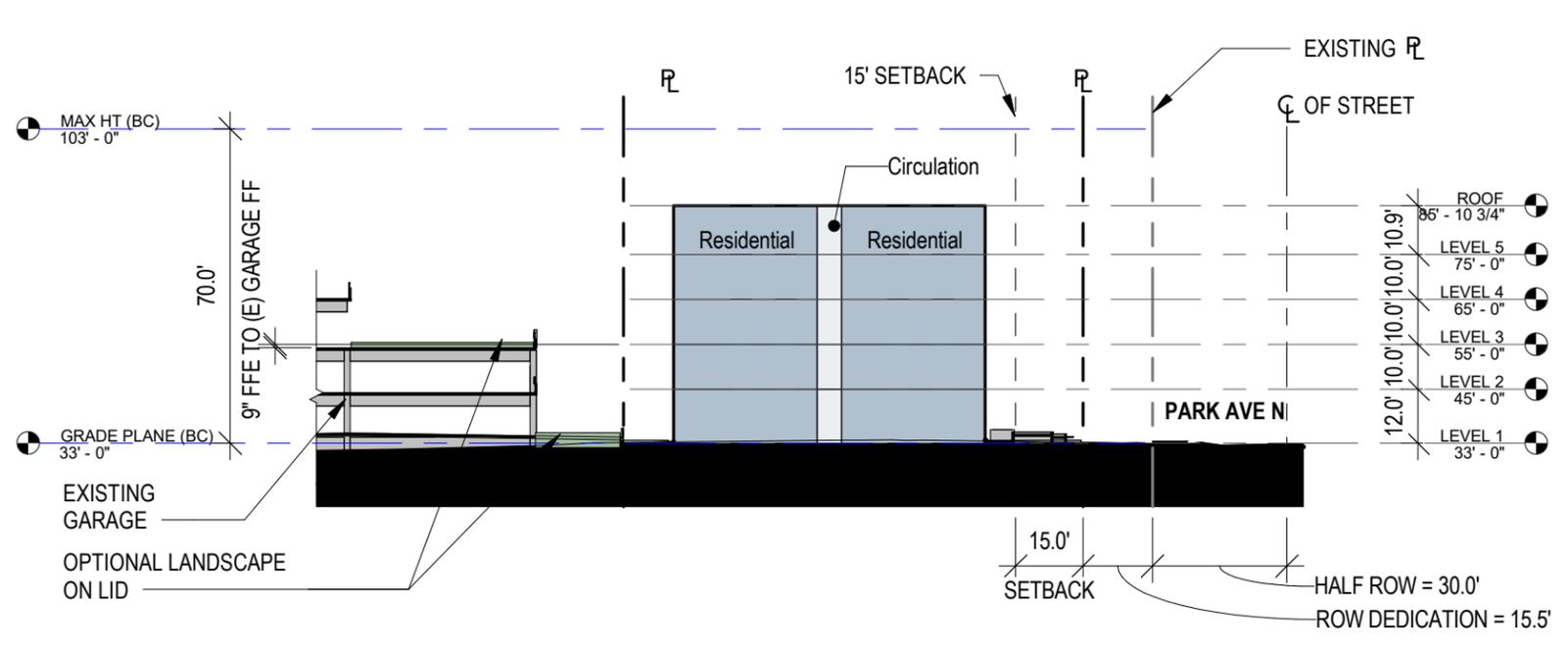


4 West Elevation
1" = 40'-0"

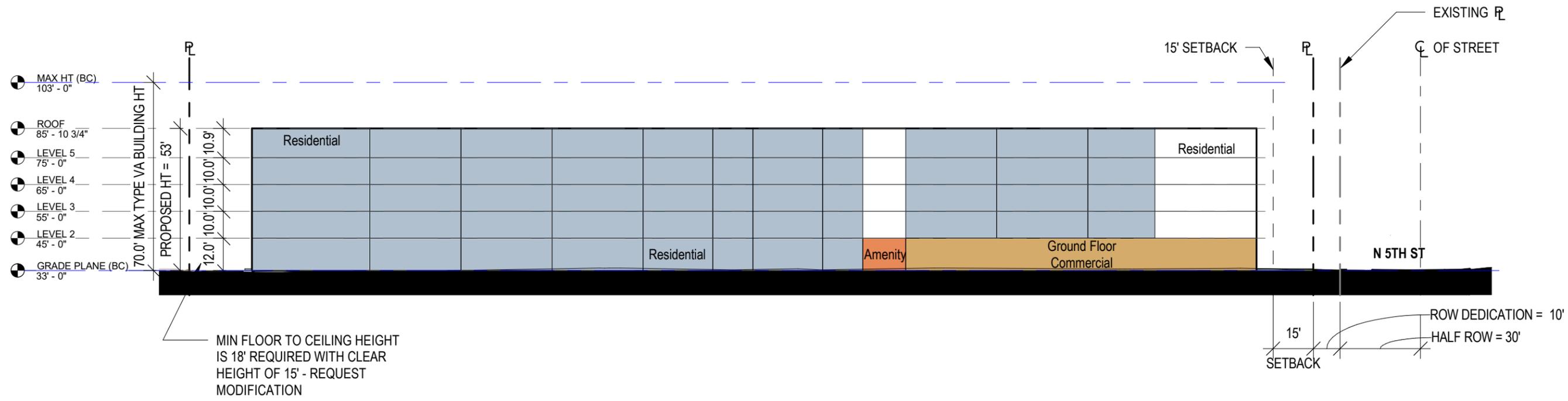




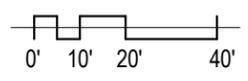
2 NS Section Looking East
1" = 40'-0"

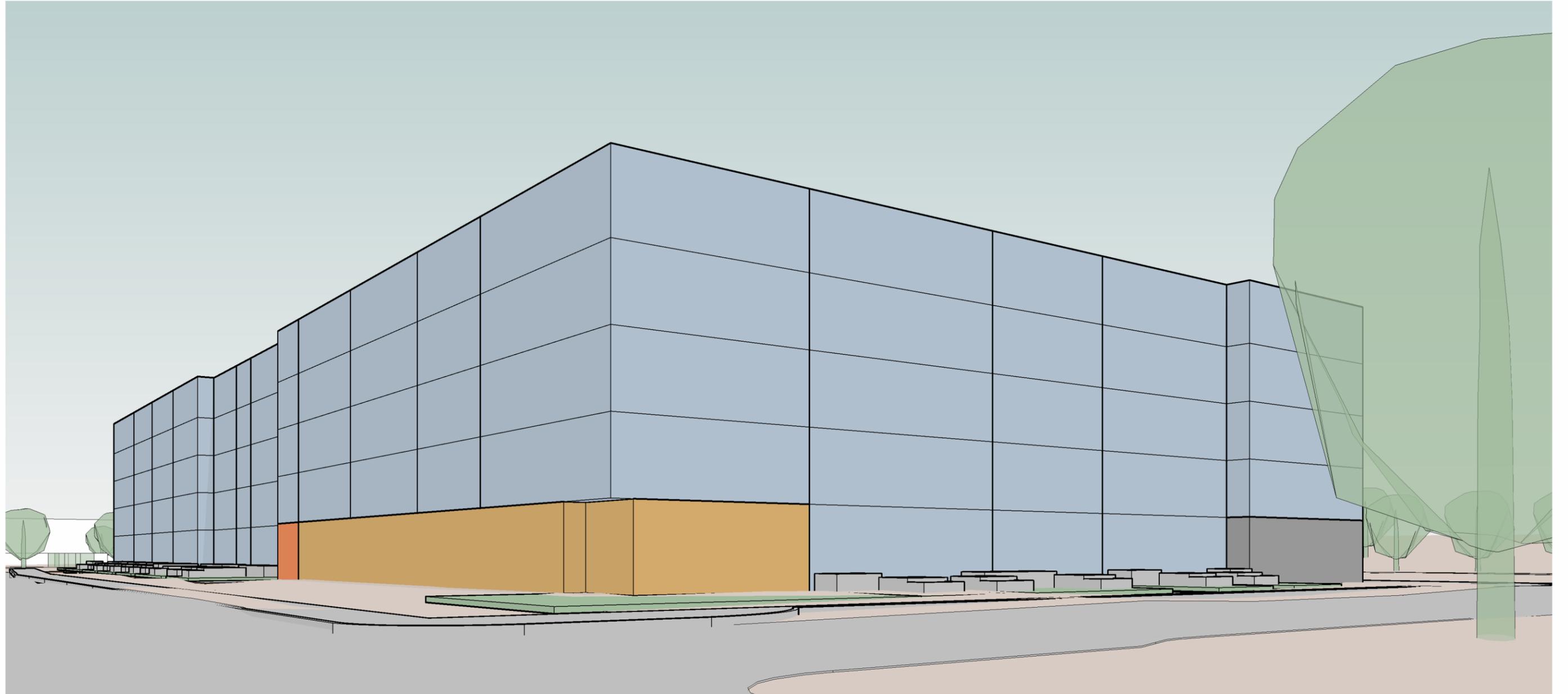


3 EW Section Looking South
1" = 40'-0"

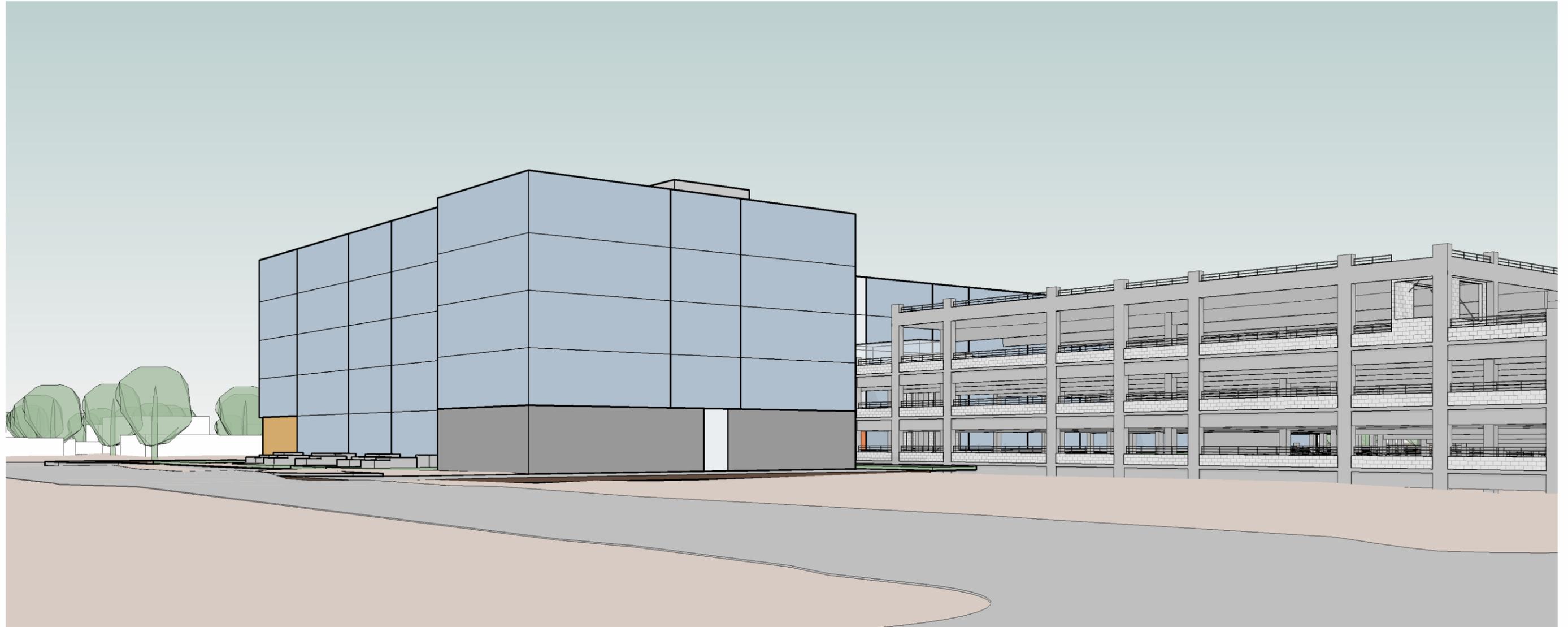


1 NS Section Looking East
1" = 40'-0"

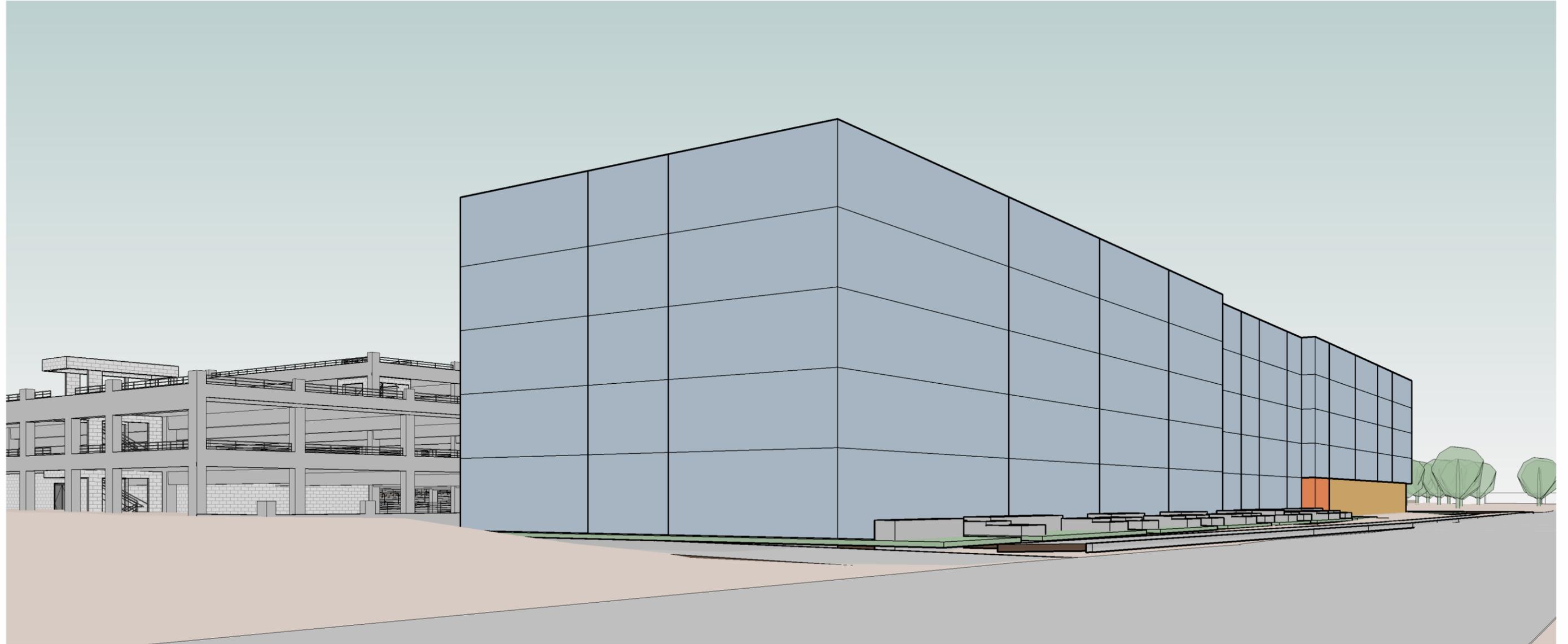




SW Corner Perspective View



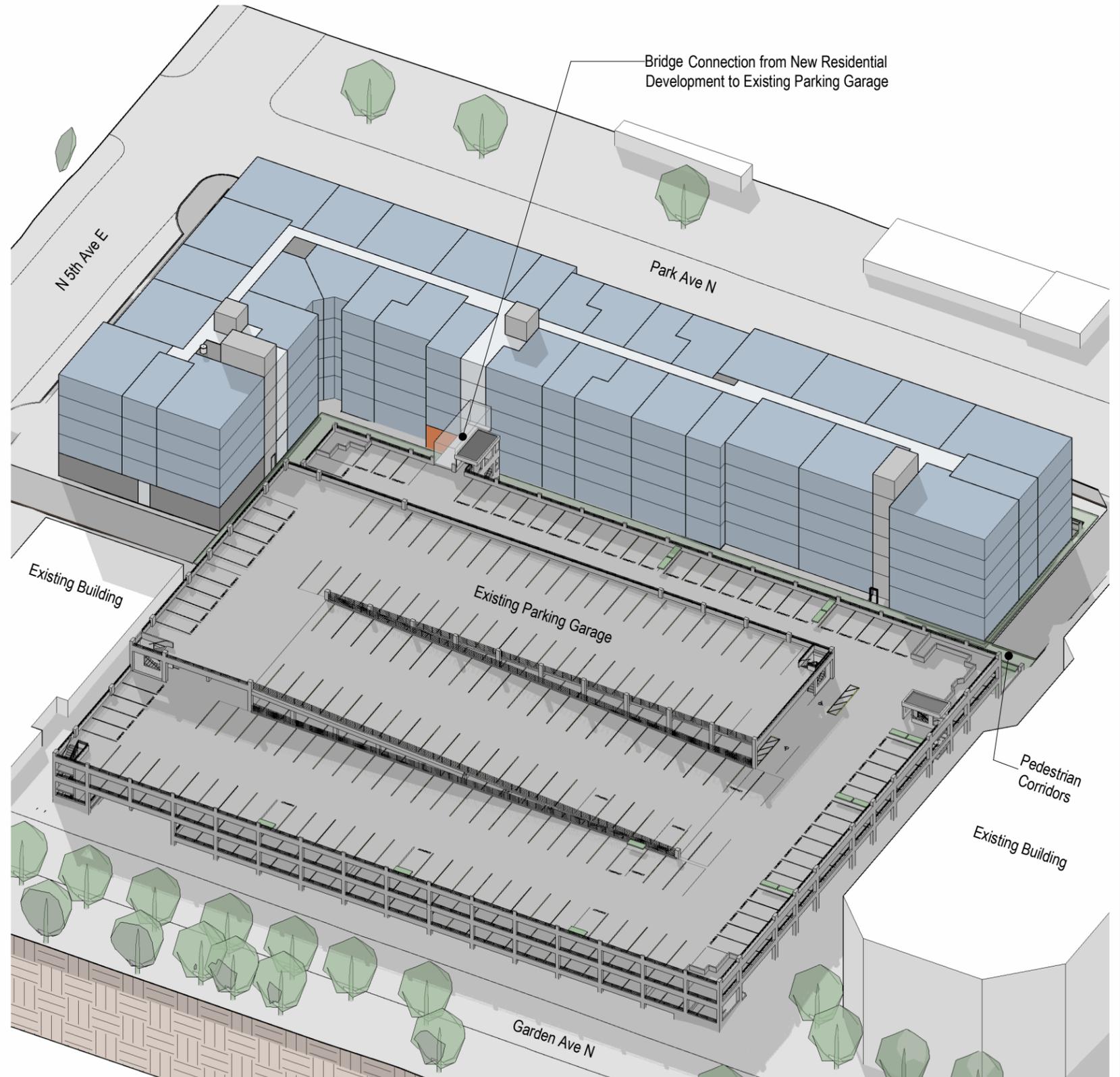
SE Corner Perspective View



NW Corner Perspective View



View from East Facade/ Garage Connection Looking North



NE Corner Axonometric View

SITE AREA
53167.13 SF 1.22 Acres

Avg SF per Unit
842

Stall per unit
1.88

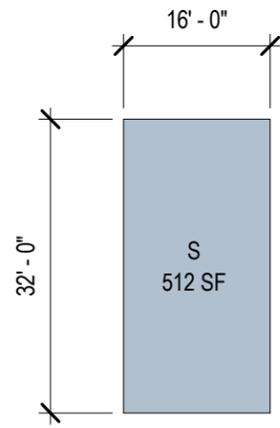
Level	Building Services	Parking	Parking #	Commercial	Office	Retail	Residential			Total GSF	Net to Gross	
							Lobby & Amenity	Circulation	Residential (NRSF)			
LEVEL 1	2,873	0		4,060	0	0	1,507	3,555	20,806	25	32,800	63%
LEVEL 2	270	0		0	0	0	0	3,889	28,678	34	32,836	87%
LEVEL 3	270	0		0	0	0	0	4,197	28,678	34	33,145	87%
LEVEL 4	270	0		0	0	0	0	3,889	28,678	34	32,836	87%
LEVEL 5	270	0		0	0	0	0	3,889	28,678	34	32,836	87%
ROOF	0	0		0	0	0	0	600	0	0	600	0%
Sub Total	3,954	0	303	4,060	0	0	1,507	20,018	135,516	161	165,055	82%

Level	Unit Type						Totals	Area Totals (SF)
	Studio	Open 1	1 BR	1 BR+DEN	2 BR	3 BR		
LEVEL 1	2	6	6	2	7	2	25	20,806
LEVEL 2	5	6	6	3	12	2	34	28,678
LEVEL 3	5	6	6	3	12	2	34	28,678
LEVEL 4	5	6	6	3	12	2	34	28,678
LEVEL 5	5	6	6	3	12	2	34	28,678
ROOF	0	0	0	0	0	0	0	0
Sub Total	22	30	30	14	55	10	161	135,516
Average Unit SF	512	608	715	800	1,095	1,312		842
Target Average (Per RMC)	400		600		800			
Percentage	14%	19%	19%	9%	34%	6%		
Target Percentage								

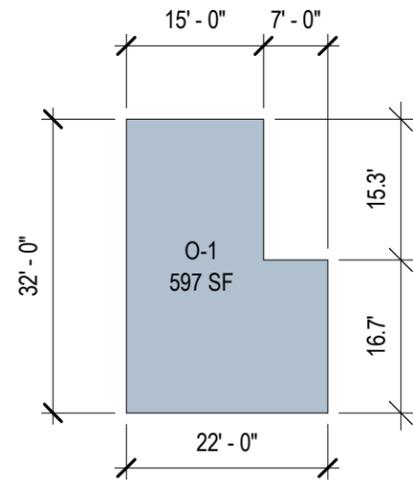
Level	Open Space (SF)
LEVEL 1	10238
LEVEL 2	0
LEVEL 3	0
LEVEL 4	0
LEVEL 5	0
ROOF	0
Total	10238
Required	8050

Dwelling Unit/ Acres	
Provided:	131.91
Required:	85

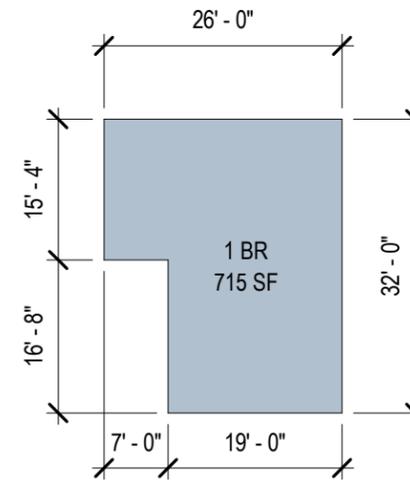
Parking Required (RMC 4-4-080.F.10.e)			
Multifamily			
Min	1.0/ Unit	161	Max 1.75/ Unit 281.75
Retail			
Min	2.5/ 1,000 SF	11	Max 5.0/ 1,000 SF 21
Total Min Parking Required		172	Total Max Parking Required 303



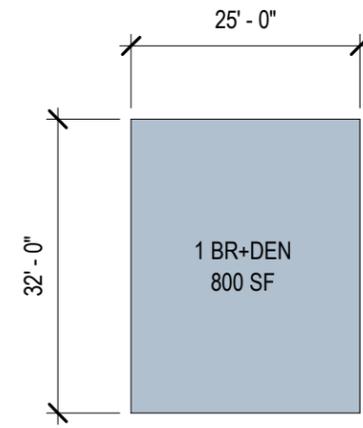
STUDIO
(S1)



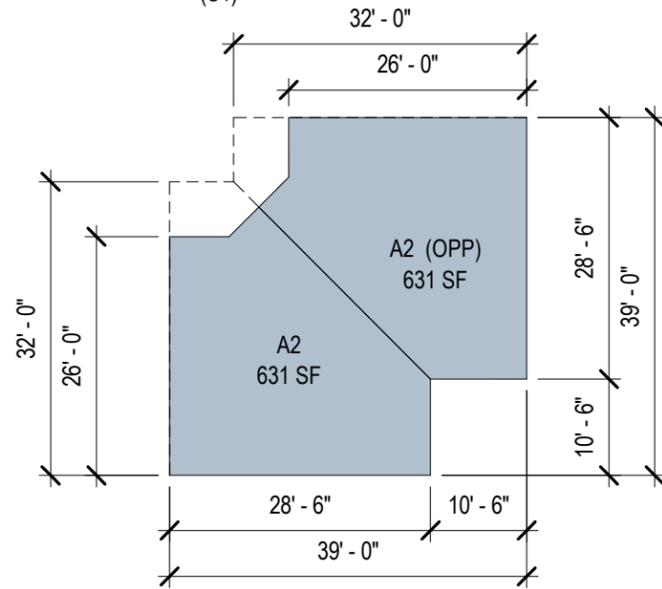
OPEN-1
(A1)



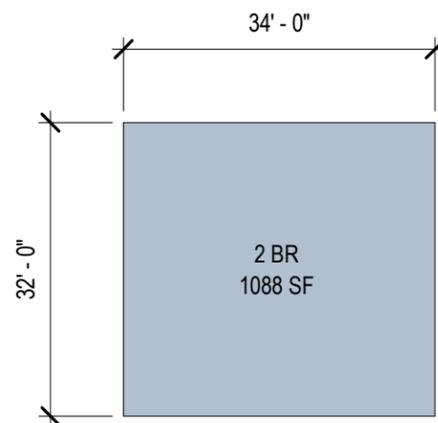
1 BR
(B1)



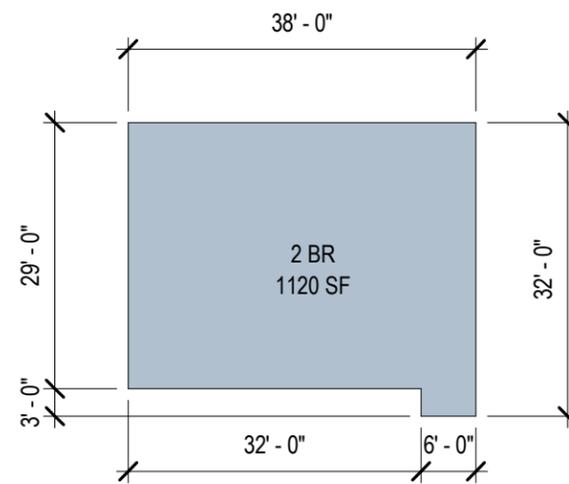
1 BR + DEN
(C1)



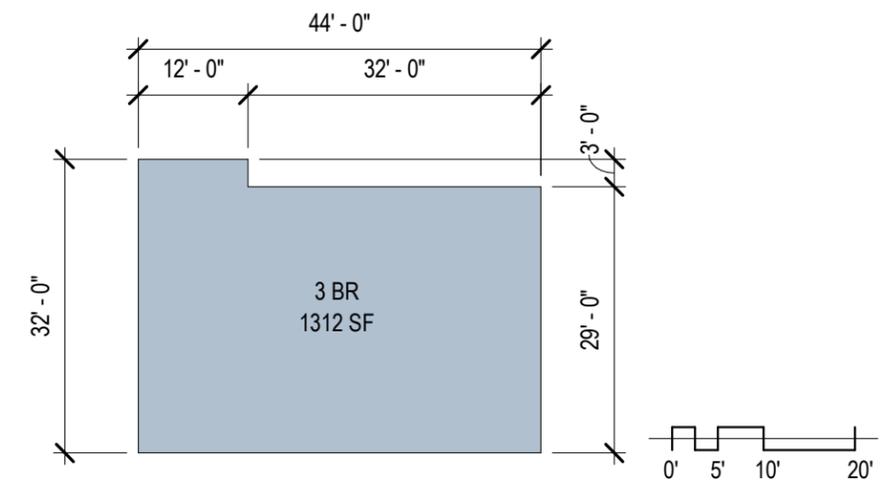
OPEN 1
(A2 & A2 OPP)



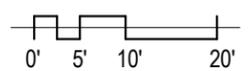
2 BR
(D1)



2 BR
(D2)



3 BR
(E1)



ZONING OVERVIEW

Renton Tier II Study

Prepared for
Date prepared

AAA Management
November 13, 2025



101 Stewart Street, Suite 900, Seattle, WA 98101
info@tiscareno.net (206) 325-3356 tiscareno.net

SITE OVERVIEW			
Address		600 Park Ave N, Renton	
Parcel Numbers		7564600055	
Lot Size		211,994 SF	4.87 AC
ZONING OVERVIEW			
Zone		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	
Zoning Overlay		Comprehensive Plan Designation - CMU Commercial and Mixed Use Airport Influence Area and Safety Compatibility Zone 6 - Traffic Pattern Zone Urban Design District 'C'	
R.O.W. Designation		Park Ave N	Principal Arterial
		N 5th Street	Commercial-Mixed Use & Industrial Access
Permitted Uses	4-2-060	P6 Permitted outright: Attached dwellings – Flats Residential use(s) are not allowed within one thousand feet (1,000') of the centerline of Renton Municipal Airport runway Standalone residential buildings are permitted in the following locations provided commercial space is included on site pursuant to RMC 4-4-150	
ECA		Seismic Hazard Area	
DEVELOPMENT POTENTIAL			
Maximum Lot Coverage	4-2-120A	90% of total area or 100% if parking is provided within the building or within a parking garage	
Net Residential Density	4-2-120A	Minimum	85 dwelling units per net acre
		Maximum	150 dwelling units per net acre Density bonus may be granted for developments that satisfy the criteria and standards of RMC 4-9-065, Density Bonus Review.
Maximum Building Height	4-2-120A	10 stories along primary and secondary arterials; 6 stories along residential/minor collectors.	

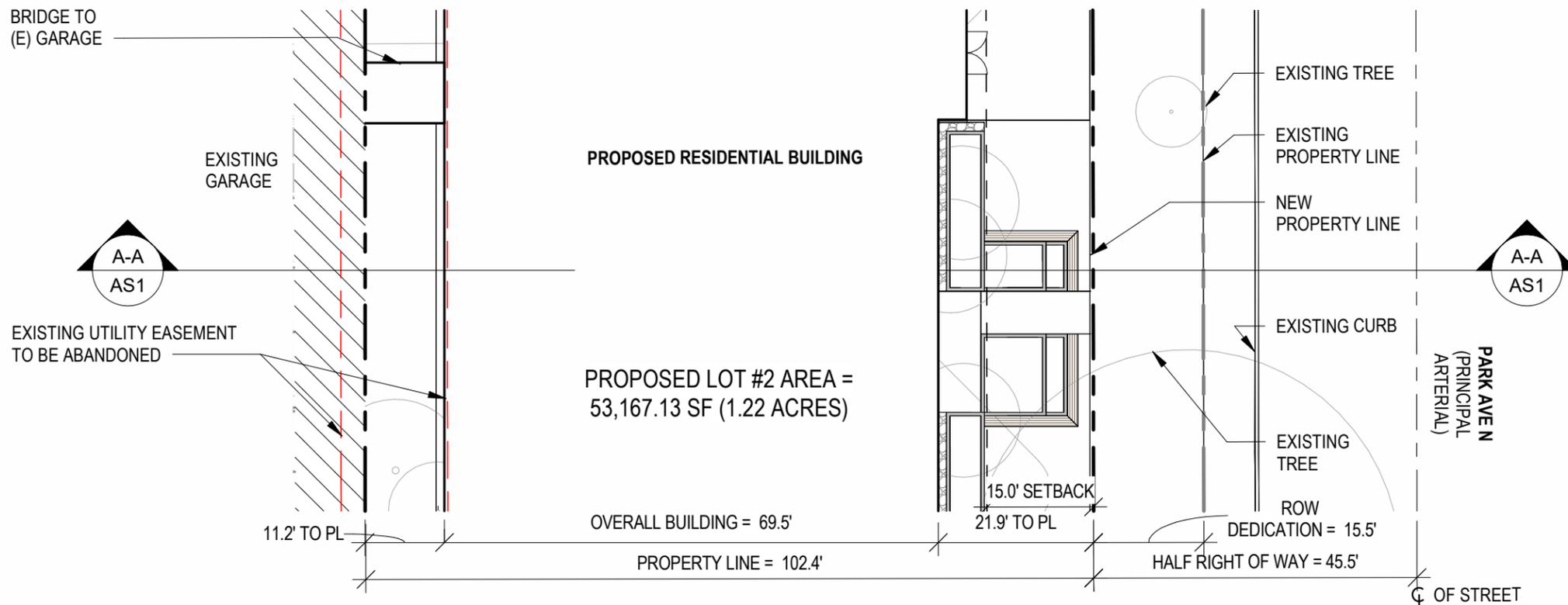
DESIGN STANDARDS		
Modulation	4-3-100E.5	<p>All building facades shall include measures to reduce the apparent scale of the building and add visual interest.</p> <p>All buildings shall be articulated with one or more of the following:</p> <ul style="list-style-type: none"> a. Defined entry features; b. Bay windows and/or balconies; c. Roof line features; or d. Other features as approved by the Administrator. <p>All of the following are required:</p> <ol style="list-style-type: none"> 1. All building facades shall include modulation or articulation at intervals of no more than twenty feet (20'). 2. Modulations shall be a minimum of two feet (2') in depth and four feet (4') in width. 3. Buildings greater than one hundred sixty feet (160') in length shall provide a variety of modulations and articulations to reduce the apparent bulk and scale of the facade (illustration below); or provide an additional special feature such as a clock tower, courtyard, fountain, or public gathering area.
STREET-LEVEL STANDARDS		
Ground Floor Commercial	4-3-100E.1	<p>Commercial mixed-use buildings shall contain pedestrian-oriented uses, feature “pedestrian-oriented facades,” and have clear connections to the sidewalk (illustration below)</p> <ul style="list-style-type: none"> Primary building entry must be facing the street Transparent window area or window display along 75% of the ground floor between the height of 2 to 8 feet above the ground Weather Protection at least 4.5 feet wide along at least 75% of the façade
	4-4-150C.2	For vertically mixed-use buildings, the facade necessary for interior entrances, lobbies, and areas/facilities developed for the exclusive use of the building’s residents, or their guests (“lobby facade” for the purposes of this Section), is limited to thirty five percent (35%) of the overall facade along any street frontage or the primary facade
	4-4-150D.2	A vertically mixed-use building with ground floor commercial is required in the UC-1 and UC-2 Zones
	4-4-150E.1	Any development wherein dwelling units are proposed shall provide an amount of gross commercial floor area equivalent to 20% of the building footprint(s) of all buildings on site containing residential dwelling units
	4-4-150E.2	<p>Ground Floor Commercial Space Standards: At a minimum, the development shall include ground floor commercial space along any street frontage or, in the absence of street frontage, along the primary facade of the building in conformance with the following standards:</p> <ul style="list-style-type: none"> a. A minimum average depth of thirty feet (30') and no less than twenty feet (20') at any given point; b. A minimum floor-to-ceiling height of eighteen feet (18'), and a minimum clear height of fifteen feet (15') unless a lesser clear height is approved by the Administrator; c. ADA compliant bathrooms (common facilities are acceptable); d. A central plumbing drain line; and e. A grease trap and a ventilation shaft for a commercial kitchen hood/exhaust.

Ground Floor Residential	4-3-100E.4	Residential and mixed-use buildings containing street-level residential uses and single-purpose residential buildings shall be: a. Set back from the sidewalk a minimum of ten feet (10') and feature substantial landscaping between the sidewalk and the building (illustration below); or b. Have the ground floor residential uses raised above street level for residents' privacy.
Sidewalks	4-3-100E.3.3a	Sidewalks and pathways along the facades of mixed use and retail buildings one hundred (100) or more feet in width (measured along the facade) shall provide sidewalks at least twelve feet (12') in width. The pathway shall include an eight-foot (8') minimum unobstructed walking surface.
PARKING REQUIREMENTS		
Automobiles	4-4-080F.10.e	<p>Multifamily 1.0 per dwelling unit is required. A maximum of 1.75 per dwelling unit is allowed.</p> <p>Retail (shopping centers with 4 or more individual commercial spaces) A minimum of 2.5 per 1,000 square feet of net floor area and a maximum of 5.0 per 1,000 square feet of net floor area. In the UC-1 and UC-2 Zones, a maximum of 4.0 per 1,000 square feet of net floor area is permitted unless structured parking is provided, in which case 5.0 per 1,000 square feet of net floor area is permitted.</p>
	4-2-120A	All residential parking shall be structured parking. Parking for all uses shall be located consistent with RMC 4-3-100, Urban Design Regulations. Site planning must demonstrate feasible future location of structured parking to accommodate infill development.
	4-3-100E.2	<p>Parking shall be at the side and/or rear of a building and may not occur between the building and the street. However, if due to the constraints of the site, parking cannot be provided at the side or rear of the building, the Administrator may allow parking to occur between the building and the street. If parking is allowed to occur between the building and the street, no more than sixty feet (60') of the street frontage measured parallel to the curb shall be occupied by off-street parking and vehicular access.</p> <p>Parking shall be located so that it is screened from surrounding streets by buildings, landscaping, and/or gateway features as dictated by location.</p>
Vehicular Access	4-3-100E.2	Parking lot entrances, driveways, and other vehicular access points shall be restricted to one entrance and exit lane per five hundred (500) line...
Bicycles	4-4-080E.11	<p>Residential: One-half (0.5) bicycle parking space per one dwelling unit.</p> <p>Commercial: Equal to ten percent (10%) of the number of required off-street vehicle parking spaces;</p>

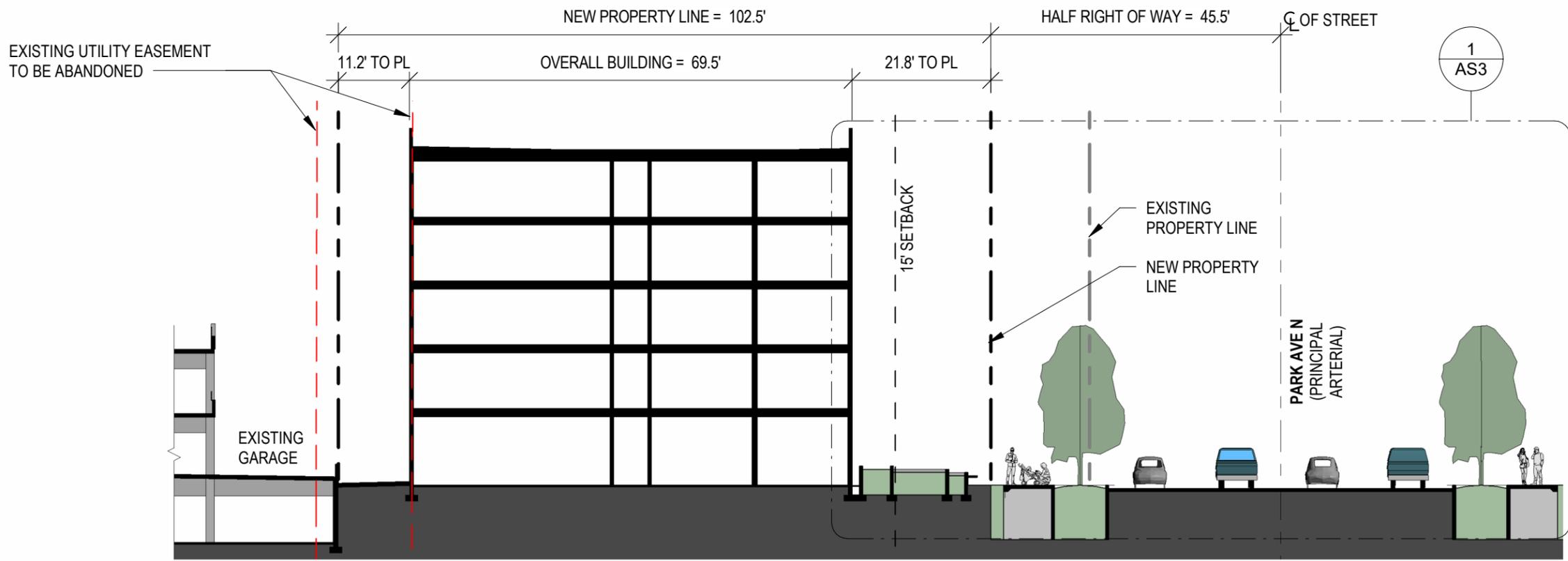
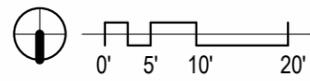
ADDITIONAL CONSIDERATIONS									
Trash and Recyclables	4-4-090D	Multifamily	<p>A minimum of one and one-half (1-1/2) square feet per dwelling unit in multi-family residences shall be provided for recyclables deposit areas</p> <p>A minimum of three (3) square feet per dwelling unit shall be provided for refuse deposit areas</p> <p>A total minimum area of eighty (80) square feet shall be provided for refuse and recyclables deposit areas</p> <p>A minimum of five (5) square feet per every one thousand (1,000) square feet of building gross floor area shall be provided for recyclables deposit areas</p>						
		Retail	<p>A minimum of ten (10) square feet per one thousand (1,000) square feet of building gross floor area shall be provided for refuse deposit areas</p> <p>A total minimum area of one hundred (100) square feet shall be provided for recycling and refuse deposit areas.</p>						
Dwelling Unit Standards	4-4-155	Min DU Size	<table border="1"> <tr> <td>Studio</td> <td>400 SF</td> </tr> <tr> <td>1-BR</td> <td>600 SF</td> </tr> <tr> <td>2 BR</td> <td>800 SF</td> </tr> </table>	Studio	400 SF	1-BR	600 SF	2 BR	800 SF
		Studio	400 SF						
1-BR	600 SF								
2 BR	800 SF								
			<p>Buildings containing four (4) or more attached dwelling units shall provide at least one (1) unit with two (2) or more bedrooms for every four (4) units in the structure. One (1) unit with three (3) or more bedrooms may be provided in place of any two (2) units required to include two (2) bedrooms.</p> <p>Bathroom standards:</p> <ol style="list-style-type: none"> Units with no more than two (2) bedrooms shall include at least one (1) complete bathroom with a sink, a toilet, and both a shower and bathtub. Attached dwelling units with three (3) or more bedrooms shall provide no less than one and three-quarters (1-3/4) bathrooms. A three-quarter (3/4) bathroom shall include no less than a sink, a toilet, and a shower or a bathtub. <p>Kitchen standards:</p> <ol style="list-style-type: none"> A gas line and/or two hundred forty (240) volt electrical outlet; A stove/range with an approved exhaust system; A sink with dimensions no less than thirty inches (30") wide, twenty inches (20") long, and eight inches (8") deep with a waste line drain one and one-half (1-1/2") inches or greater in diameter; Contiguous open countertop of not less than four (4) square feet; and A refrigerator exceeding five (5) cubic feet in capacity or space opening with an electrical outlet that may reasonably be used for a refrigerator exceeding five (5) cubic feet in capacity. <p>Storage space standards:</p> <ol style="list-style-type: none"> Closets for studios and each bedroom shall be at least two feet (2') wide by two feet (2') deep by six and one-half feet (6-1/2') tall. The portion of a closet used to store built-in beds or other equipment shall not be included in these minimum dimensions. Dwelling units with three (3) or more bedrooms shall be provided with an entry or coat closet at least two feet (2') wide by two feet (2') deep by six and one-half feet (6.5') tall, in addition to any other storage space requirements. At least fifty-five (55) cubic feet of additional storage space, located anywhere within the building, shall be provided for each unit. 						

Trash and Recyclables (RMC 4.4.090.D)	
Multifamily	
Required Recyclable Deposit Areas	241.5 SF
Required Refuse Deposit Areas	483 SF
Minimum Area	80 SF
Retail	
Required Recyclable Deposit Areas	20 SF
Required Refuse Deposit Areas	41 SF
Minimum Area	100 SF

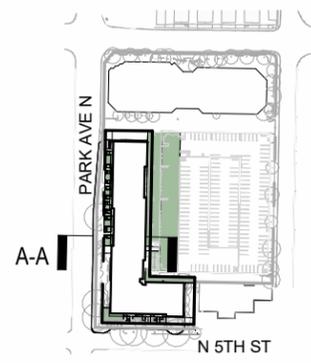
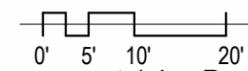
* Confirm if we can use just Commercial areas instead of overall building gross floor area



PARTIAL SITE PLAN



SECTION A-A (EW SECT LOOKING S)



KEYPLAN

