DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT

Planning Division | 1055 South Grady Way, 6th Floor | Renton, WA 98057 | 425-430-7200

PREAPPLICATION MEETING FOR

Renton High School Reconstruction
400 S 2nd St, Renton, WA 98057

PRE24-000148

May 23, 2024

Contact Information:

Planner: Alex Morganroth, 425-430-7219, amorganroth@rentonwa.gov
Public Works Plan Reviewer: Yong Qi, 425-430-7439, yqi@rentonwa.gov
Fire Prevention Reviewer: Corey Thomas, 425.276.9582, cthomas@RentonRFA.org
Building Department Reviewer: Rob Shuey, 206.550.8523, rshuey@rentonwa.gov

Please retain this packet throughout the course of your project as a reference. Consider giving copies to engineers, architects, and contractors who will work on the project. You will need to submit an PDF copy of this packet when you apply for land use and/or environmental permits.

When the project application is ready for submittal, you may email the project planner to start the prescreen process. Similarly, you may contact the assigned planner if there are any questions regarding submittal requirements.

The pre-application meeting is informal and non-binding. The comments provided on the proposal are based on the codes and policies in effect at the time of review. The applicant is cautioned that the development regulations are regularly amended and the proposal will be formally reviewed under the regulations in effect at the time of project submittal. The information contained in this summary is subject to modification and/or concurrence by official decision-makers (e.g., Hearing Examiner, Planning Director, Development Services Director, Development Engineering Director, Department of Community & Economic Development Administrator, Public Works Administrator and City Council).

M E M O R A N D U M

DATE:	May 23, 2024
TO:	Alex Morganroth, Principal Planner
FROM:	Corey Thomas, Lead Plans Review Inspector
SUBJECT:	Renton High School

1. The preliminary fire flow calculation is 3,750 gpm. A minimum of four hydrants are required. One within 150-feet and three within 300-feet of the proposed building. At least one new fire hydrant shall be installed within 50 feet of the fire department connection to the fire sprinkler and standpipe systems. A looped water main is required to be installed around the building, per city ordinance, if fire flow exceeds 2,500 gpm, looped fire water mains are required. The building shall also meet maximum fire hydrant spacing requirements of 300 feet on center.

2. Fire impact fees are applicable at the rate of $28.02 per student. The fee will be based on the increased capacity of students only. This fee is paid at the time of building permit issuance.

3. An approved fire sprinkler and standpipe system is required throughout the building. An approved fully automatic fire alarm system is required throughout the building. Separate plans and permits required by the fire department. Direct access is required to the fire sprinkler equipment room from the outside of the building. Separate plan and permits for the kitchen hood fire suppression systems. Carbon dioxide systems for beverage dispensing shall meet Section 5307 of the fire code if the system exceeds 100 pounds.

4. Fire department apparatus access roadways are required within 150-feet of all points on the building. Fire lane signage required for the on-site roadways. Required turning radius is 25-feet inside and 45-feet outside. Roadways shall be a minimum of 20 feet wide and fully paved. Roadways shall support a minimum of a 30-ton vehicle and 75-psi point loading. Approved turnarounds are required for dead end roads that exceed 150 feet.

5. All areas of all buildings shall comply with the City of Renton Emergency Radio Coverage ordinance. Testing shall verify both incoming and outgoing minimum emergency radio signal coverage. If inadequate, the building shall be enhanced with amplification equipment in order to meet minimum coverage. Separate plans and permits are required for any proposed amplification systems.

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT

M E M O R A N D U M

DATE:	May 23, 2024
TO:	Alex Morganroth, Principal Planner
FROM:	Yong Qi, Civil Engineer III
SUBJECT:	**Renton High School Reconstruction** **400 S 2nd Street, Renton, WA** **PRE24-000148**

NOTE: The applicant is cautioned that information contained in this summary is preliminary and non-binding and may be subject to modification and/or concurrence by official city decision-makers. Review comments may also need to be revised based on site planning and other design changes required by City staff or made by the applicant.

I have completed a preliminary review for the above-referenced proposal located at parcels # 0007200060 and 42 upcoming acquisition properties.. The following comments are based on the pre-application submittal made to the City of Renton by the applicant.

WATER COMMENTS

1. The proposed development is within the City of Renton's water service area and in the Valley 196 Pressure Zone. The approximate static water pressure is between 71 PSI and 69 PSI at elevations 32' and 36'.
2. There is an existing 6-inch Cast Iron water main through the project site between existing school buildings and baseball fields that can deliver a maximum capacity of 1,300 gallons per minute (gpm) (no record drawing available).
3. There is an existing 12-inch Cast Iron water main in S Tobin St that can deliver a maximum capacity of 5,000 gpm (Record Dwg: W-002005).
4. There is an existing 10-inch Ductile Iron water main within southern section of Logan Ave S (between S Tobin St and S 2nd St) that can deliver a maximum capacity of 3,500 gpm (Record Dwg: W-002005).
5. There is an existing 12-inch Ductile Iron water main within northern section of Logan Ave S (between Airport Way and S Tobin St) that can deliver a maximum capacity of 4,000 gpm (Record Dwg: W-038501).
6. There is an existing 8-inch Cast Iron water main in Airport Way that can deliver a maximum capacity of 2,000 gpm (Record Dwg: W-038112).

7. There is an existing 12-inch Ductile Iron water main in S 2nd St that can deliver a maximum capacity of 5,000 gpm (Record Dwg: W-21810C).
8. There is an existing 8-inch Ductile Iron water main in Shattuck Ave S that can deliver a maximum capacity of 2,500 gpm (Record Dwg: W-094001).
9. There is an existing 8-inch Cast Iron water main in Lake Ave S that can deliver a maximum capacity of 2,500 gpm (Record Dwg: W-033001).
10. There are four existing domestic water meters serving the existing buildings:
    - a 4-inch water meter to the northeast of the existing Tennis Court (Facility ID No. MTR-015695).
    - a 4-inch water meter to the northwest of the existing northern #409 building (Facility ID No. MTR-015959).
    - a 4-inch water meter to the northeast of the existing northern #409 building (Facility ID No. MTR-005690).
    - a 4-inch water meter from S 2nd St to the south of the existing southern building (Facility ID No. MTR-004989).
11. There are two existing fire water services serving the existing buildings:
    - a 4-inch water meter to the northeast of the existing northern #409 building (Facility ID No. MTR-001197).
    - a 6-inch water meter to the southwest of the existing southern building (Facility ID No. MTR-006232).
12. There are two existing irrigation water services serving the project site:
    - a 2-inch water meter from Lake Ave S to the west of the existing baseball field (Facility ID No. MTR-015732).
    - a 2-inch water meter from S 2nd St to the south of the existing southern building (Facility ID No. MTR-001198).
13. The western portion of the project site falls within Zone 2 of the Aquifer Protection Area (APA). The eastern portion of the project site falls within Zone 1 of the APA.
14. Based on the review of project information submitted for the pre-application meeting, Renton Regional Fire Authority has determined that the preliminary fire flow demand for the proposed development is 3,750 gpm including the use of an automatic fire sprinkler system throughout the buildings. The following developer's installed water main improvements will be required to provide domestic and fire protection service to the development including but not limited to (see attached conceptual water main improvement layout):
    a) A new 12-inch water main in Lake Ave S connecting the existing 12-inch water main in S 2nd St. to the existing 12-inch water main in S Tobin St.
    b) A new 12-inch water main in Airport Way S connecting existing 12-inch water main in Logan Ave S to the new 12-inch water main in Shattuck Ave S.
    c) A new 12-inch water main to be located on site from Logan Ave S and within the proposed fire emergency access road north of the main gymnasium building and across the proposed parking lot and north driveway to Shattuck Ave S, and extending north in Shattuck Ave S to Airport Way S. The new main shall be connected to the existing 10-inch water main in Logan Ave S, to the existing 12-inch water main in S Tobin St, and to the new 12-inch water main in Airport Way S.
    d) Replacement of 2 short sections of existing 8-inch water main with new 12-inch water main at the intersection of S Tobin St and Logan Ave S.

e) Installation of new hydrants to be located on-site and off-site to be connected to the above new water mains. The final number and location of the hydrants shall be determined by the Fire Authority and city water utility.
f) Installation of domestic water service lines and water meters reduced pressure backflow prevention assemblies (RPBA's). The RPBA's shall be installed behind the domestic water meters and shall be located inside heated above ground enclosures (Hot-Box or Safe-T-Cover).
g) The existing water mains located in easements within the school's property shall be abandoned and removed. An application to the city is required for the release of easements.
h) The existing water mains, hydrants, and water meters in the portion of S Tobin St that is being proposed for street vacation shall remain operational until all the existing dwellings are demolished.
i) Water mains relocation shall limit the impact to the water services for existing adjacent properties.
j) Water mains shall have a minimum 10-foot horizontal and 1.5-foot vertical clearance between sanitary and storm utilities. Clearance is measured from outside edge to outside edge of pipe.
k) A 15-foot-wide public water easement is required for any new and existing public water main, hydrants and water meters located outside City Right of Way.
l) Installation of separate domestic water meter is required for each of the proposed new building. Water meters 2" in size or less will be installed by City forces and a water meter permit is required. The sizing of the meter and of the private service line to the building shall be in accordance with the most recent edition of the Uniform Plumbing Code (UPC). Domestic water meters 3-inch or larger shall be installed in an exterior vault per standard plan no 320.4. The meter vault shall be located within public ROW or within an easement on private property.
m) Installation of a "Storz" adapter on the existing hydrants will be required, if they are not already equipped with one.
n) Installation of a fire sprinkler stub a with a double check detector assembly (DCDA) is required for backflow prevention to the proposed buildings. The sizing of the fire sprinkler stub and related piping shall be done by a registered fire sprinkler designer/contractor. The DCDA shall be installed on the private property in an outside underground vault per City Standard Plan 350.3. The DCDA may be installed inside the building if it meets the conditions per City Standard Plan 360.5 for the installation of a DCDA inside a building. The location of the DCDA inside the building must be pre-approved by the City Plan Reviewer and Water Utility.
o) A hydrant is required within 50 feet of the building's fire sprinkler system fire department connection (FDC).
p) Installation of a landscape irrigation meter and double check valve assembly (DCVA) per City standard plan no.340.8, if applicable.

15. Civil plans for the water main improvements will be required and must be prepared by a Professional Engineer registered in the State of Washington. Please refer to City of Renton General Design and Construction Standards for water main extensions as shown in Appendix K of the City's 2021 Water System Plan. Adequate horizontal and vertical separations between the new water main and other utilities (storm sewer pipes and vaults, sanitary sewer, power, gas, electrical) shall be provided for the operation and maintenance of the water main. Retaining

walls, rockeries or similar structural cannot be installed over the water main unless the water main is installed inside a steel casing.

16. A conceptual utility plan will be required as part of the land use application for the subject development.
17. The development is subject to meter installation fees based on the number and size of the meters for domestic uses and for fire sprinkler use. Current fees can be found in the 2024 Development Fees document on the City's website. Fees will be charged based on the rate at the time of construction permit issuance.
    a) The SDC fee for water is based on the size of the new domestic water to serve the project. The current water fee for a single 1-inch meter is $4,850.00 per meter, 1-1/2-inch meter is $24,250.00 and a 2-inch meter is $38,800.00.
    b) Water Service installation fee is $2,875.00 per 1-inch service line, $4,605.00 per 1-1/2-inch service line, and $4,735.00 per 2-inch service line.
    c) Drop-in meter fee is $460.00 per meter for a 1-inch meter, $750.00 for a 1-1/2-inch meter, and $950.00 for a 2-inch meter. This is payable at issuance of the building.
    d) Fire sprinkler service fee is $648.00 per 1-inch service line, $3,238.00 per 1-1/2-inch service line, and $5,181.00 per 2-inch service line.
    e) Credits will be applied to the existing services if abandoned, but no refund if the service is reduced per RMC 4-1-180.B.
    f) Final determination of applicable fees will be made after the water meter size has been determined. SDC fees are assessed and payable at civil construction permit issuance.
    g) The full fee schedule can be found at: https://edocs.rentonwa.gov/Documents/Browse.aspx?id=8217302&dbid=1&repo=CityofRenton.

SEWER COMMENTS

1. Sewer service is provided by the City of Renton.
2. There are existing 15-inch PVC wastewater mains and associated sewer manholes within an easement through the project site to the west of the existing buildings (Record Dwg: S-1901), which is connected to the existing 15-inch sewer mains within S Tobin St (Record Dwg: S-190102).
3. There are existing 8-inch PVC wastewater mains and associated sewer manholes within Logan Ave S (Record Dwg: S-211003), which is also connected to the existing 15-inch sewer mains within S Tobin St (Record Dwg: S-190102).
4. There are 8-inch PVC wastewater mains and associated sewer manholes within S Tillicum St and Shattuck Ave S (Record Dwg: S-0449), which is connected to the existing 15-inch sewer mains within S Tobin St (Record Dwg: S-190102).
5. There is a private 8-inch PVC sewer main to the south of the IPAC building (Record Dwg: S-285202), which is connecting to the 15-inch sewer main crossing the project site (Record Dwg: S-1901). Sewer services for the two southern buildings are provided through two 6'' PVC sewer stubs connecting to this 8-inch private sewer main. The sewer service for the northern building is provided through a 6-inch sewer stub connecting to the 15-inch sewer main on S Tobin St.
6. The applicant will need to show how they propose to serve the new development with sanitary sewer service to each of the buildings. All new sewer stubs shall be a minimum of 6" and shall run at a slope of at least 2% to the main. All new side sewers and sewer stubs shall conform to the standards in RMC 4-6-040 and City of Renton Standard Details.

7. Public sewer easements are required for any new and existing sewer mains that are not located within the public right of way. Easements shall preclude the installation of permanent structures and be unencumbered with surface improvements that may impeded maintenance, operation, repair and replacement of the sewer facilities.
8. Improved permanent access to new and existing sewer manholes shall be provided for future maintenance and operation purposes.
9. Sewer main relocation may be required to accommodate the layout of the new development, and the sewer main relocation shall limit the impact to the sewer services for existing adjacent properties.
10. Sewer mains and manholes that are no longer necessary shall be abandoned or removed. Abandonment of mains up to 10-inches in diameter can be accomplished by plugging each end with concrete. Abandonment of sewer mains 12 inches and greater shall be accomplished by filling the main with an uncompressible material. Unused side sewer stubs shall be abandoned at the main. This may be accomplished by exposing and capping each connection or lining the sewer main and not restoring the connection.
11. If proposed, any commercial kitchen will require a grease trap/grease interceptor.
12. All wastewater from the parking structure, if proposed, shall be routed through a City approved oil/water separator prior to discharge into the sewer main. The covered parking may require a grinder pump depends on the elevation of the sewer main.
13. A conceptual utility plan will be required as part of the land use application for the subject development.
14. The development will be subject to a wastewater system development charge (SDC) fee. SDC fee for sewer is based on the size of the new domestic water to serve the project. Current fees can be found in the 2024 Development Fees Document on the City's website. Fees will be charged based on the rate at the time of construction permit issuance.
    a. The current sewer fee for a 1-inch meter is $3,650.00 per meter, 1-1/2-inch meter is $18,250.00 and a 2-inch meter is $29,200.00.
    b. SDC fees are payable at construction permit issuance.
    c. Credits of the SDC in the amount equal to the SDC fee for the size of the previous abandoned water meter will be applied, but no refund if the service is reduced per RMC 4-1-180.B.
    d. The full fee schedule can be found at: https://edocs.rentonwa.gov/Documents/Browse.aspx?id=8217302&dbid=1&repo=CityofRenton.

SURFACE WATER

1. There are existing 12-inch concrete stormwater mains and associated catch basins along the north side of Airport Way (Record Dwg: R-15540). Runoff from these conveyance systems is conveyed northeast and eventually outfalls to the Cedar River.
2. There are existing 24-inch concrete stormwater mains and associated catch basins within Logan Ave S (Record Dwg: D-12720F & R-155408). Runoff from these conveyance systems is conveyed north and eventually outfalls to the Cedar River.
3. There are existing 12-inch PVC stormwater mains and associated catch basins within S 2nd St (Record Dwg: R-394923). Runoff from these conveyance systems is conveyed south through the 12-inch surface water main within Shattuck Ave S (Record Dwg: R-394929).

4. There are existing 24-inch PVC stormwater mains and associated catch basins within Lake Ave S (Record Dwg: D-217208). Runoff from these conveyance systems is conveyed south through a 33-inch surface water main within the parking lot of Village Square Shopping center (Record Dwg: D-352914).
5. There are existing 18-inch and 12-inch private surface water mains and associated catch basins surrounding the existing buildings onsite (Record Dwg: R-28520). Runoff from these conveyance systems is conveyed west through a 24-inch surface water main within S Tobin St (Record Dwg: D-21720A).
6. Refer to Figure 1.1.2.A – Flow Chart in the 2022 City of Renton Surface Water Manual (2022 RSWDM) to determine what type of drainage review is required for this site. A drainage study complying with the 2022 RSWDM will be required. Based on the City's flow control map, the entire site falls within the City's Peak Rate Flow Control Standard (Existing Site Conditions). The majority west portion of the site falls within the Black River drainage basin, and the remaining northeastern portion of the site falls within the Lower Cedar River drainage basin.
7. The discharge point from northeastern portion of the project site is less than a half mile to the 100-year floodplain of the Cedar River. Therefore, this portion of the project may qualify for the direct discharge exemption in accordance with Section 1.2.3.1 of the 2022 RSWDM if the project adheres to all requirements thereof.
8. The eastern portion of the project site falls within Zone 1 of the Aquifer Protection Area (APA). Therefore, open facilities such as flow control and water quality treatment ponds, stormwater wetlands, and infiltration facilities, on-site BMPs that rely on infiltration, and open conveyance systems such as ditches and channels are prohibited.
9. The western portion of the project site falls within Zone 2 of the APA. Therefore, open facilities and open conveyance systems, if proposed, may require a liner in accordance with the design criteria in Sections 6.2.4 and 1.2.3.3 of the 2022 RSWDM.
10. If the new plus replaced pollution generating impervious surface exceeds 5,000 SF, the applicant will be required to provide enhanced basic water quality treatment. Any proposed detention and/or water quality vault shall be designed in accordance with the 2022 RSWDM. Separate structural plans will be required to be submitted for review and approval under a separate building permit for the detention and/or water quality vault. Special inspection from the building department is required.
11. Appropriate on-site BMPs satisfying Core Requirement #9 will be required to help mitigate the new runoff created by this development to the maximum extent feasible. On-site BMPs shall be evaluated as described in Section C.1.3 of the 2022 RSWDM. A preliminary drainage plan, including the application of on-site BMPs, shall be included with the land use application, as appliable to the project. The final drainage plan and drainage report must be submitted with the utility construction permit.
12. A geotechnical soils report for the site is required per the 2022 RSWDM Section C.1.3. Information on the water table and soil permeability (infiltration rate within Aquifer Protection Area of Zone 2), with recommendations of appropriate on-site BMPs per Core Requirement #9 and Appendix C shall be included in the report. The report should also include information concerning the soils, geology, drainage patterns and vegetation present shall be presented in order to evaluate the drainage, erosion control and slope stability for site development of the proposed plat. The applicant must demonstrate the development will not result in soil erosion and sedimentation, landslide, slippage, or excess surface water runoff.
13. Storm drainage improvements along all public street frontages are required to conform to the City's Street standards. Any new storm drain installed on or off-site shall be designed and sized in accordance with standards found in Chapter 4 of the 2022 RSWDM and shall account for

developed conditions for onsite tributary areas and existing conditions for any offsite tributary areas.

14. All work proposed outside of the applicant's property will require a permanent drainage easement to be provided to the City and a temporary construction easement prior to any permits being issued.
15. Public utility easements are required for any new and existing public storm mains and structures that are not located within the public right of way.
16. Access to the new and existing public storm mains and structures shall be provided for future maintenance and operation purposes.
17. Critical areas that may affect surface water review, the project site is within high seismic hazard areas.
18. Erosion control measures to meet the City requirements shall be provided.
19. The current City of Renton Surface Water Standard Plans that shall be used in all onsite drainage submittals. The current City of Renton Standard details are available online at the City of Renton website: https://edocs.rentonwa.gov/Documents/Browse.aspx?id=990403&dbid=0&repo=CityofRenton.
20. A Construction Stormwater General Permit from the Washington Department of Ecology is required since land disturbance of the site will exceed one acre.
21. The development is subject to a surface water system development charge (SDC) fee. Fees will be charged based on the rate at the time of construction permit issuance.
    a) The 2024 Surface water system development fee is $0.92 per square foot of new impervious surface, but no less than $2,300.00.
    b) The full schedule can be found at: https://edocs.rentonwa.gov/Documents/Browse.aspx?id=8217302&dbid=1&repo=CityofRenton&cr=1.

TRANSPOTATION

1. In accordance with RMC 4-6-060, if the site improvements and/or proposed building additions exceed an overall valuation of $175,000, the project site(s) shall be required to meet the City's Complete Streets Standards: The proposed project fronts Airport Way to the north, S Tobin St to the north, Logan Ave S to the east, S 2nd St to the south, Lake Ave S to the west, and Shattuck Ave S to the west.
    - S 2nd St is classified as a 5-lane Principal Arterial Street with an existing right-of-way (ROW) width of approximately 60 to 90 feet per the King County Assessors map. S 2nd St is listed on the City's TIP as project 23-22. The City will support a waiver to install improvements provided the necessary dedication to support the TIP is provided. A waiver is required to be submit with the land use. The project is currently in preliminary design and a cross section has not been determined. ROW dedication as needed to support the street sectioned defined by the TIP will be required.
    - Lake Ave S is classified as a residential access street with an existing ROW width of approximately 60 feet per the King County Assessors map. To meet the City's complete street standards for residential access streets a minimum ROW width of 53 feet is required. Per RMC 4-6-060 half of street improvements as taken from the ROW centerline shall be required along the abutting property frontage and include a minimum 26-foot paved road (13 feet from centerline), a 0.5-foot curb, an 8-foot planting strip, a 5-foot sidewalk, street trees and storm drainage improvements.

i. However, Lake Ave S has an existing curb line set approximately 8 feet west of the property line. The curb line shall be maintained, therefore dedication of approximately 5 feet will be required to install the above listed improvements pending final survey.
ii. Lake Ave S is part of the City's adopted Bike and Trails Plan (plan element 66). This project requires a signed shared roadway along this portion of Lake Ave S. The above listed improvements provide for a paved width consistent with the plan element.

- S. Tobin Street is classified as a residential access street with an existing ROW width of approximately 60 feet per the King County Assessors map. To meet the City's complete street standards for Residential Access streets, a minimum ROW width of 53 feet is required. Per RMC 4-6-060, half street improvements as taken from the ROW centerline will be required and include a minimum 13-foot paved road, 0.5-foot of cub, an 8-foot planting strip, and 5-foot sidewalk, street trees and storm drainage improvements.
    i. However, S. Tobin St. has an existing curb-curb paved width of approximately 40 feet with a curbline set approximately 8 feet north of the property line. The established curbline shall be maintained, therefore dedication of approximately 5 feet will be required to install the above listed improvements pending final survey.
    ii. S. Tobin St. is part of the City's adopted Bike and Trails Plan (plan element 66). This project requires a signed shared roadway along this portion of Lake Ave s. The above listed improvements provide for a paved width consistent with the plan element.
    iii. A portion of S. Tobin St. is proposed to be vacated. A vacation shall be submitted in accordance with RMC 9-14.
- Shattuck Ave S is classified as a residential access street with an existing ROW width of 50 feet per the King County Assessors map. To meet the City's complete street standards for Residential Access streets, a minimum ROW width of 53 feet is required. Per RMC 4-6-060, half street improvements as taken from the ROW centerline will be required and include a minimum 13-foot paved road, 0.5-foot of cub, an 8-foot planting strip, and 5-foot sidewalk, street trees and storm drainage improvements. Dedication of approximately 1.5 feet is required pending final survey.
    i. Shattuck Ave S is part of the City's adopted Bike and Trails Plan (plan element 66). This project requires a signed shared roadway along this portion of Shattuck Ave S. The above listed improvements provide for a paved width consistent with the plan element.
- A portion of S. Tillicum St. is proposed to be vacated. A vacation shall be submitted in accordance with RMC 9-14.
- Airport Way is classified as a 7-lane Principal Arterial Street with an existing ROW of approximately 80 feet per the King County Assessors map. To meet the City's complete street standards for a Principal Arterial Street with 7 lanes a minimum ROW width of 125 feet is required. Per RMC 4-6-060 half of street improvements as taken from the ROW centerline shall be required along the abutting property frontage and include a minimum 88-foot paved road (44 feet each side), a 0.5-foot curb, an 8-foot planting strip, an 8-foot sidewalk, 2 foot clear space at back of walk, street trees and storm drainage improvements.
    i. However, Airport Way has an existing established paved width of approximately 78 feet with a curbline set approximately 6 feet north of the property line. The City has determined that the existing paved width and curb location on the south side of Airport Way is sufficient. Therefore, a modified street section as taken from the ROW centerline shall be provided that includes a minimum 39-foot paved road, a 0.5-foot curb, an 8-foot planting strip, an 8-foot sidewalk, 2-foot clear space at back of walk,

street trees and storm drainage improvements. Dedication of approximately 12 feet will be required pending final survey. A modification shall be submitted with the land use application for the listed section.

ii. Note Airport Way is part of the City's adopted Bike and Trails Plan (plan element 29), however, the plan identifies improvements to the Lake Washington Loop Trail which is on the north side of Airport Way.

- Logan Ave S. is classified as a 2 lane Minor Arterial Street with an existing ROW of approximately 60 feet per the King County Assessors map. To meet the City's complete street standards for a Minor Arterial Street 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 along the abutting property frontage and includes a minimum 54-foot paved road (27 feet each side), a 0.5-foot curb, an 8-foot planting strip, an 8-foot sidewalk, 2-foot clear space at back of walk, street trees and storm drainage improvements. Dedication of approximately 15.5 feet is required pending final survey.
    i. Since this section of Logan Ave S. is a part of downtown streetscape plan, the modified sidewalk behind the curb will be a 12-foot sidewalk with street trees in tree grates on both sides of the street. Therefore, frontage improvements including a minimum 54-foot paved road (27 feet each side), a 0.5-foot curb, a full width of the 12-foot sidewalk, 0.5-foot curb with street trees in tree grates are required.
    ii. Note the proposal indicates the addition of a bus lane/parking lane along the west side of Logan Ave S. Additional dedication would be required to accommodate the proposed improvements.
    iii. The submitted proposal indicates a mid-block pedestrian crossing on Logan Ave S to accommodate football players, which is conceptually acceptable. A HAWK (High Intensity Activated Crosswalk) or RRFB (Rectangular Rapid Flashing Beacon) will be required pending on final site plan.

2. ADA accessibility along all frontages shall be provided and existing, non-conforming facilities shall be replaced to meet current ADA standards. Any ramp, including ancillary features such as pushbuttons, installed or replaced along the property frontage shall provide or upgrade and existing non-conforming ramp and features to meet ADA standards. An ADA accessible path from the ROW to the property shall be provided.
3. Refer to City code 4-4-080 regarding driveway regulations.
4. Undergrounding of all existing and proposed utilities is required on all frontages per RMC 4-6-090.
5. Street lighting is required for a project that consists of more than 5,000 square feet of commercial space. See RMC 4-6-060 for street lighting requirements.
6. Sites that generate 20 or more net new peak hour trips (either in the AM peak or PM peak) are required to do a traffic impact analysis. The trips should be calculated based on the guidelines of the current ITE Trip Generation Manual. Refer to the attached policy guidelines for traffic impact analysis for guidelines. If the site generates 20 or more new peak hour trips in either AM peak or PM peak, then applicant should contact the City to get information of the locations where traffic analysis is required.
    - Note street improvements and roadway classifications identified in section 1 above are per existing standards. Given the proposed vacations and traffic patterns, the requirement of roadway sections and nearby traffic lights may be subject to change pending analysis through a TIA.
7. Paving and trench restoration within the City of Renton right of way shall comply with the City's Trench Restoration and Street Overlay Requirements.

8. The development is subject to transportation impact fees. Fees will be charged based on the rate at the time of building permit issuance.
    - Unless noted otherwise in the Fee Schedule, the 2024 transportation impact fee is $8,031.94 per net new PM peak Hour Vehicle Trip per PM Peak Hour Vehicle Trip.
    - Credits will be applied for existing trips generated per current use.
    - See Section XII.5.b for the full impact fee schedule: https://edocs.rentonwa.gov/Documents/Browse.aspx?id=8217302&dbid=1&repo=CityofRenton.

GENERAL COMMENTS

1. All existing and proposed utility lines (i.e., electrical, phone, and cable services, etc.) along property frontage or within the site must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector.
2. Adequate separation between utilities as well as other features shall be provided in accordance with code requirements:
    a. 7-ft minimum horizontal and 1-ft vertical separation between storm and other utilities is required with the exception of water lines which require 10-ft horizontal and 1.5-ft vertical.
    b. The stormwater line should be minimum 5 feet away from any other structure or wall or building.
    c. Trench of any utility should not be in the zone of influence of the retaining wall or of the building.
3. All civil construction permits for utility and street improvements will require separate plan submittals. All utility plans shall confirm to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans. Please visit the Development Engineering Forms page for the most up-to-date plan submittal requirements: http://rentonwa.gov/business/default.aspx?id=42473
4. A landscaping plan and tree retention shall be included with the civil plan submittal. Each plan shall be on separate sheets.
5. Additional Building Permit Applications will be required for the following:
    a. Any retaining walls that exceed 4 feet in height, as defined by RMC 4-4-040.
    b. Detention vaults for storm water flow control.
    c. Demo of any existing structures on the project site(s).
6. Fees quoted in this document reflect the fees applicable in the year 2024 only and will be assessed based on the fee that is current at the time of the permit application or issuance, as applicable to the permit type. Please visit www.rentonwa.gov for the current fee schedule.

DEPARTMENT OF COMMUNITY
& ECONOMIC DEVELOPMENT

M E M O R A N D U M

DATE:	May 23, 2024
TO:	Pre-Application File No. 24-000148
FROM:	Alex Morganroth, Principal Planner
SUBJECT:	**Renton High School Reconstruction (Parcel #0007200060 + 42 additional properties)**

General: We have completed a preliminary review of the pre-application for the above-referenced development proposal. **The following comments on development and permitting issues are based on the pre-application submittals made to the City of Renton by the applicant and the codes in effect on the date of review.** The applicant is cautioned that information contained in this summary may be subject to modification and/or concurrence by official decision-makers (e.g., Hearing Examiner, Community & Economic Development Administrator, Public Works Administrator, Planning Director, and City Council). Review comments may also need to be revised based on site planning and other design changes required by City staff or made by the applicant. The applicant is encouraged to review all applicable sections of the Renton Municipal Code. The Development Regulations are available online at www.rentonwa.gov.

Project Proposal: The applicant, Renton School District, proposes to reconstruct and expand the Renton High School campus. The existing Renton High School is located at 400 S 2nd St (APN 0007200060). The site is approximately 23.23 acres and is developed with the original 1931 school building, an annex classroom building, gymnasium, sports fields, and associated surface parking. The site also includes the former Renton High School vocational training building which currently serves as the Renton School District central warehouse. The applicant proposes to expand the site by acquiring approximately 42 single-family and commercial properties on the block bounded by Logan Ave S, S Tobin St, Shattuck Ave S, and Airport Way, as well as two properties off of Lake Ave S (see the attached map provided by the applicant). The 42 properties total approximately ten (10) acres in area. Upon acquisition of the additional properties, the site will have zoning designations of Commercial Arterial (CA), Center Downtown (CD), and Residential-8 (R-8). The site will also be located in Urban Design Districts A and D.

Upon acquisition of the additional properties, the applicant proposes to reconstruct the Renton High School campus by preserving approximately 17,433 square feet of the existing 1931 building, including retention of the exterior historic façade, retention of the existing Ikea Performing Arts Center (IPAC) building, construction of a new 350,000 square foot main building, and construction of approximately 8,000 square feet of miscellaneous site buildings for athletics and storage. Access to the site is proposed via two (2) entrances off of S 2nd St, one entrance off of S Tobin St, and emergency-only entrance off of Logan Ave S. The applicant has proposed the vacation of approximately 800 linear feet of S Tobin St between Shattuck Ave S and Logan Ave S. City of Renton (COR) Maps indicates the presence of a high seismic hazard and both Downtown Wellhead Protection Areas Zones 1 and 2.

Current Use: The site is developed with 264,797 square foot main school building, a 42,609 square foot annex building, the 17,433 square foot IPAC building, sports fields, and associated surface parking.

1. **Zoning and Overlay Districts:** The project site is located within multiple Comprehensive Plan land use designations including Residential Medium Density (RMD) and Commercial Mixed Use (CMU). The site is also located within multiple zoning classifications Commercial Arterial (CA), Center Downtown (CD), and Residential-8 (R-8). The properties are also within the Urban Design Districts A and D. ***Per the Zoning Use Table in RMC 4-2-060, K-12 educational institution (public or private) are permitted in all zones with an approved Hearing Examiner Condition Use Permit.***[1]

2. **Development Standards:** The project is subject to RMC 4-2-110A, "Development Standards for Residential Zoning Designations" and RMC 4-2-120B, "Development Standards for Commercial Zoning Designations" effective at the time of complete application.

Development Standard	CD Zone	CA Zone	R-8 Zone
Density	N/A – no units proposed	N/A – no units proposed	N/A – no units proposed
Minimum Front Yard	None	15-ft	20-ft except when all vehicle access is taken from an alley, then 15-ft.
Maximum Front Yard	15-ft for portions of the building less than 25-feet in height. No maximum for the portion over 25-feet in height.	20-ft	N/A
Minimum Secondary Front Yard	None	15-ft	15-feet
Maximum Secondary Front Yard	15-ft for portions of the building less than 25-feet in height. No maximum for the portion over 25-feet in height.	20-ft	N/A
Minimum Rear Yard	None, unless the CD lot abuts a lot zoned residential, then there shall be a 15 ft. landscaped strip or a 5 ft. wide sight-obscuring landscaped strip and a solid 6 ft. high barrier	None, except 15 ft. if lot abuts a lot zoned residential.	25-feet

[1] *Development consistent with a Master Plan approved pursuant to RMC 4-9-200, Master Plan and Site Plan Review, is considered to be a permitted use. Other activities that are permitted include the addition of up to four (4) new portables, or changes in facilities not exceeding ten percent (10%) of gross floor area. Other proposed activities require a Hearing Examiner Conditional Use Permit.*

	used along the common boundary.		
Minimum Side Yard	None	None, except 15 ft. if lot abuts or is adjacent to a lot zoned residential.	5-feet
Max. Building Coverage	None	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.	50%
Max. Impervious Coverage	None	None	65%
Min. Lot Width	None	None	50-feet (60-feet for corner lots)
Min. Lot Depth	None	None	80-feet
Max. Building Height Site is within airport influence area*	20 ft. more than the maximum height allowed in the abutting residential zone	50 ft., except 70 ft. for vertically mixed use buildings (commercial and residential). Heights may exceed the Zone's maximum height with a Conditional Use Permit.**	2-stories and 24 ft wall plate height
Max. units per building	N/A	N/A	N/A

*No structure shall penetrate the Federal Aviation Regulation Part 77 Objects Affecting Navigable Airspace. Land Use Permit Master Applications for proposed projects to be located within the Airport Influence Area shall show the maximum elevation of buildings or structures based on the established airport elevation reference datum will not penetrate the Federal Aviation Administration Regulation Part 77 Objects Affecting Navigable Airspace. Elevations shall be determined by an engineer or land surveyor. Within the Airport Influence Area, disclosure notice shall be placed on land title when property is subdivided, or as part of approval of conditional use permits, special use permits, building permits, or other SEPA nonexempt projects. Such notice may relate to noise, low overhead flights, aviation operations that create high levels of noise, or aviation operations at night when there is greater sensitivity to noise. Prior to approval of land uses where aviation overflight may occur within the Airport Influence Area, a navigation easement shall be granted to the City of Renton. The aviation easement shall be approved by the City Attorney prior to recording. ***The Renton Municipal Airport Building Height Restrictions map indicates the maximum building height for airport purposes would be approximately 182 above sea level. Compliance with requirements would be determined at the time of land use application. Please see RMC 4-3-020, Airport Related Height and Use Restrictions for full requirements.***

**Public facilities are allowed the following height bonus: Publicly owned structures shall be permitted an additional fifteen feet (15') in height above that otherwise permitted in the zone if "pitched roofs," as defined herein, are used for at least sixty percent (60%) or more of the roof surface of both primary and accessory structures. In addition, in zones where the maximum permitted building height is less than seventy-five feet

(75'), the maximum height of a publicly owned structure may be increased as follows, up to a maximum height of seventy-five feet (75') to the highest point of the building:

a. When abutting a public street, one additional foot of height for each additional one and one-half feet (1-1/2') of perimeter building setback beyond the minimum street setback required at street level unless such setbacks are otherwise discouraged; and

b. When abutting a common property line, one additional foot of height for each additional two feet (2') of perimeter building setback beyond the minimum required along a common property line; and

c. On lots four (4) acres or greater, five (5) additional feet of height for every one percent (1%) reduction below a twenty percent (20%) maximum lot area coverage by buildings for public amenities such as recreational facilities, and/or landscaped open space areas, etc., when these are open and accessible to the public during the day or week.

3. **Screening**: Screening must be provided for all surface-mounted and roof top utility and mechanical equipment. If applicable, the application would need to include elevations and details for the proposed methods of screening. For outdoor loading areas, screening is not required except when the subject commercial or industrial lot abuts or is adjacent to a residentially zoned lot and the regulated activity is proposed on the side of the property abutting or adjacent to the listed zones. In such cases, a fence, or landscaping, or a landscaped berm, or any combination of the same is required to achieve adequate visual or acoustical screening. These provisions may be modified through the site plan development review process, or the modification process for site plan exempt proposals, where the applicant can show that the same or better result will occur because of creative design solutions, unique aspects or use, etc. No mechanical or utility equipment was identified in the submitted materials. However, based on the proposed uses, which include eating and drinking establishments, the installation of new exhaust or HVAC equipment on the roof is likely. See RMC 4-4-095, Screening and Storage Height/Location Limitations for specific requirements. Conformance with these requirements would be determined at the time of land use application review.

4. **Refuse and Recycling Areas:** All new developments for commercial uses shall provide on-site refuse and recyclable deposit areas and collection points for collection in compliance with RMC 4-4-090, Refuse and Recyclables Standards. These areas shall not be located within required setbacks or landscaped areas and shall not be located in a manner that hauling trucks obstruct pedestrian or vehicle traffic on-site or project into public right-of-way. In office, educational and institutional developments, a minimum of two (2) square feet per every one thousand (1,000) square feet of building gross floor area shall be provided for recyclables deposit areas and a minimum of four (4) square feet per one thousand (1,000) square feet of building gross floor area shall be provided for refuse deposit areas. A total minimum area of one hundred (100) square feet shall be provided for recycling and refuse deposit areas. ***Based on a building square footage of 375,433 square feet, the applicant would be required to provide a minimum of 751 square feet of refuse and recyclable deposit areas and a minimum of 1,502 square feet for refuse deposit areas. Full compliance would be determined at the time of permit review.***

**Note - HB 1799 will require organic waste separation; onsite waste like produce and other food items can be donated or included as part of waste collection. The new legislation will go into effect in three (3) phases: 2024, 2025, and 2026.*

5. **Fences/Walls:** Within **residential zones** the maximum height of any fence, hedge, or retaining wall shall not exceed 48 inches (48") within the front yard and secondary front yard and 72 inches (72") elsewhere on the site. Retaining walls shall be composed of brick, rock, textured or patterned concrete, or other masonry product that complements the proposed building and site development. There shall be a minimum three-foot

(3') landscaped setback at the base of retaining walls abutting public rights-of-way. Please refer to retaining wall standards (RMC 4-4-040) for additional information about fences and retaining walls.

Within **commercial zones** the maximum height of any fence, hedge, or retaining wall within the front yard and secondary front yard shall not exceed 48 inches (48") in height within 15 feet (15') of the front yard property line or within any part of the clear vision area. Chain link fencing shall be coated with black, brown, gray or green bonded vinyl. Fences, hedges and retaining walls shall not stand in or in front of any required landscaping. If a new or replacement fence is proposed within 15 feet (15') of a public street on a site that is nonconforming to street frontage landscape requirements per RMC 4-4-070F.1, the site shall be brought into conformance.

6. **Landscaping:** Except for critical areas, all portions of the development area not covered by structures, required parking, access, circulation or service areas, must be landscaped with native, drought-resistant vegetative cover.

   Street Frontage Landscaping – Ten feet (10') of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways. Street trees, selected from the City's Approved Street Tree List, in the ROW planter will also be required. Landscaping may include hardscape such as decorative paving, rock outcroppings, fountains, plant containers, etc. Minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060, Street Standards. Street trees and, at a minimum, groundcover are to be located in this area when present. Street trees shall be planted in the center of the planting strip between the curb and the sidewalk at the following intervals; provided, that, where right-of-way is constrained, irregular intervals and slight increases or decreases may be permitted or required. Additionally, trees shall be planted in locations that meet required spacing distances from facilities located in the right-of-way including, but not limited to, underground utilities, streetlights, utility poles, traffic signs, fire hydrants, and driveways; such spacing standards are identified in the City's Approved Tree List. Generally, the following spacing is required: i. Small-sized maturing trees: thirty feet (30') on center; ii. Medium-sized maturing trees: forty feet (40') on center; and iii. Large-sized maturing trees: fifty feet (50') on center.

   Within the **CD zone** development is subject to RMC 4-4-070F.2, Street Trees and Landscaping Required Within the Right-of-Way on Public Streets, RMC 4-4-070F.6, Parking Lots and RMC 4-4-070P, Maintenance. New buildings and changes in the use of a property trigger landscaping requirements. The subject property is a commercial zoned lot abutting a residential zone (south property line), therefore a fifteen-foot (15') wide partially sight-obscuring landscaped visual barrier, or ten-foot (10') wide fully sight-obscuring landscaped visual barrier, is required along the common property line.

   Surface parking lots shall contain a perimeter landscaping screen at least 10 feet in width measured from the ROW. Within this perimeter screen trees shall be planted at a minimum of 2-inch caliper at an average rate of 30 lineal feet of street frontage, shrubs at the minimum rate of one per 20 square feet, and groundcover in quantities that will provide at least 90 percent coverage within three (3) years.

   Surface parking lots containing between 15 and 50 stalls shall provide a minimum of 15 square feet of interior parking lot landscaping per stall. Any interior parking lot landscaping area shall be sized to dimensions of at least eight feet (8') by twelve feet (12'). Landscaping shall be dispersed throughout the parking area and shall include a mixture of trees, shrubs, and groundcover.

   New buildings would trigger landscape requirements. ***A conceptual landscape plan shall be provided with the land use application as prepared by a licensed Landscape Architect, a certified nurseryman or other certified professional. All landscaping shall meet the requirements of RMC 4-4-070, Landscaping.***

7. **Tree Retention:** When significant trees (greater than 6-inch caliper or 8-caliper inches for alders and cottonwoods) are proposed to be removed, a tree inventory and a tree retention plan along with an arborist report, tree retention plan and tree retention worksheet shall be provided with the formal land use application as defined in RMC 4-8-120. The tree retention plan must show preservation of at least 30% of significant trees. Please refer to RMC 4-4-130, Tree Retention and Land Clearing Regulations for further general and specific tree retention and land clearing requirements.

   In addition to retaining a minimum of 30% of existing significant trees, each new lot would be required to provide a minimum tree density of 30 tree credits per net acre. Tree credits encourage retention of existing significant trees with larger trees being worth more tree credits.

TREE SIZE	TREE CREDITS
New small species tree	0.25
New medium species tree	1
New large species tree	2
Preserved tree 6 – 9 caliper inches	4
Preserved tree 10 – 12 caliper inches	5
Preserved tree 12 – 15 caliper inches	6
Preserved tree 16 – 18 caliper inches	7
Preserved tree 19 – 21 caliper inches	8
Preserved tree 22 – 24 caliper inches	9
Preserved tree 25 – 28 caliper inches	10
Preserved tree 29 – 32 caliper inches	11
Preserved tree 33 – 36 caliper inches	12
Preserved tree 37 caliper inches and greater	13

   Significant trees shall be retained in the following priority order:

   Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); significant trees adjacent to critical areas and their associated buffers; significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper; and trees that shelter interior trees or trees on abutting properties from strong winds, which could otherwise allow such sheltered trees to be blown down if removed.

   Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and other significant non-native trees.

Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.

The Administrator may require independent review of any land use application that involves tree removal and land clearing at the City's discretion.

The Administrator may authorize the planting of replacement trees on the site if it can be demonstrated to the Administrator's satisfaction that replacement requirements in RMC 4-4-130H.1.e can be met.

Tree retention standards shall be applied to the developable area, as defined in RMC 4-11-040, Definitions D, of a property.

8. **Parking:** Parking for vehicles, loading areas, and driveways shall be provided in accordance with the provisions of the current parking regulations of RMC 4-4-080, "Parking, Loading, and Driveway Regulations." Parking requirements for senior high schools (public, private, and parochial) include a minimum and maximum of one (1) parking stall per employee plus one (1) stall for every 10 students enrolled[2]. In addition, if buses for the private transportation of children are kept at the school, one (1) off-street parking space shall be provided for each bus of a size sufficient to park each bus.

   Parking Space Dimensions – The parking regulations specify standard stall dimensions of 9 feet x 20 feet, compact dimensions of 8½ feet x 16 feet, and parallel stall dimensions of 9 feet x 23 feet. ADA accessible stalls must be a minimum of 8 feet in width by 20 feet in length, with an adjacent access aisle of 8 feet in width for van accessible spaces. Up to 40 percent of stalls may be compact spaces designated for employee parking, and up to 30 percent of stalls may be compact spaces if designated for all users. The appropriate amount of ADA accessible stalls is based on the total number of spaces provided.

   Bicycle Parking – All non-residential development that exceeds 4,000 gross sf in size would also be required to comply with the bicycle parking requirements of RMC 4-4-080F.11. The number of bicycle parking spaces required would be based on 10% of the required number of off-street vehicle parking stalls. Each bicycle parking space shall be at least two feet (2') by six feet (6'), with no less than an overhead clearance of seven feet (7'). Bicycle parking shall be conveniently located with respect to the street right-of-way and must be within fifty feet (50') of at least one main building entrance, as measured along the most direct pedestrian access route. Modification of these minimum standards requires written approval from the Department of Community and Economic Development. An analysis demonstrating compliance with the bicycle parking standards shall be submitted at the time of formal land use application. ***Please review RMC 4-4-080F.11 for further general and specific bicycle parking requirements.***

   The applicant will be required at the time of land use application to provide a parking analysis of the subject site (analysis should include parking requirements for all uses on the site) with calculations based on the requirements noted above. The analysis would include dimensions of stalls and drive aisles.

9. **Access/Driveway:** Access to the site is proposed via two (2) entrances off of S 2nd St, one entrance off of S Tobin St, and emergency-only entrance off of Logan Ave S. Driveway widths and quantity are limited by the driveway standards, in RMC 4-4-080I. Driveways shall not be closer than 5-feet to any property line and not exceed 40 percent of the street frontage. The width of any driveway shall not exceed 30 feet.

[2] *Per the 2023 Renton School District capital facilities plan is 1,389 students and the project is being designed for future capacity of 1,600 students.*

There shall be no more than one driveway for each one hundred sixty five feet (165') of street frontage serving any one property or among properties under unified ownership or control; for each one hundred sixty five feet (165') of additional street frontage another driveway may be permitted.

10. **Urban Design Regulations:** The subject project site is within the Urban Design Districts 'A' and 'D', therefore compliance with District 'A' and 'D' Urban Design Regulations is required (see RMC 4-3-100). In general, the regulations encourage building design that is unique and urban in character, comfortable on a human scale and uses appropriate building materials that are suitable for the Pacific Northwest climate. The applicant will be required to provide a narrative with the land use application of how the project complies with the Urban Design District 'A' and 'D' Regulations. The following bullets are some, but not all, of the guidelines and standards applicable to your project.

    - Building entries from a street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping and include weather protection at least four and one-half feet (4-1/2') wide along at least seventy five percent (75%) of the length of the building facade facing the street, a maximum height of fifteen feet (15') above the ground elevation, and no lower than eight feet (8') above ground level.
    - At least one of the following design elements shall be used to promote a transition to surrounding uses: Building proportions, including step-backs on upper levels in accordance with the surrounding planned and existing land use forms; or Building articulation to divide a larger architectural element into smaller increments; or roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development.
    - In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, include a roof and be screened around their perimeter by a wall or fence and have self-closing doors. Service enclosures shall be made of masonry, ornamental metal or wood, or some combination of the three.
    - Parking shall be located so that no surface parking is located between a building and the front property line and shall be located so that it is screened from surrounding streets by buildings, landscaping, and/or gateway features as dictated by location.
    - A pedestrian circulation system of pathways that are clearly delineated and connect buildings, open space, and parking areas with the sidewalk system and abutting properties shall be provided.
    - Architectural elements that incorporate plants, particularly at building entrances, in publicly accessible spaces and at facades along streets, shall be provided.
    - Amenities such as outdoor group seating, benches, transit shelters, fountains, and public art shall be provided.
    - All mixed use residential and attached housing developments of ten (10) or more dwelling units shall provide common open space and/or recreation areas. At minimum, fifty (50) square feet per unit shall be provided. Upper level common decks, patios, terraces, or roof gardens and spaces above the street level must feature views or amenities that are unique to the site and are provided as an asset to the development.
    - All building facades shall include modulation or articulation at intervals of no more than forty feet (40'). Modulations shall be a minimum of two feet (2') deep, sixteen feet (16') in height, and eight feet (8') in width.

- Any facade visible to the public shall be comprised of at least fifty percent (50%) transparent windows and/or doors for at least the portion of the ground floor facade that is between four feet (4') and eight feet (8') above ground (as measured on the true elevation).

11. **Critical Areas:** A high seismic hazard, Wellhead Protection Area Zone 1, and Wellhead Protection Area Zone 2 are present on the site. ***A geotechnical report would be required at the time of formal land use application. The analysis should assess soil conditions and detail construction measures to assure site stability. A fill source statement shall be required if any fill is brought onto the site.***

    It is the applicant's responsibility to ascertain whether any additional critical areas or environmental concerns are present on the site during site development or building construction.

12. **Environmental Review:** The proposal includes the construction of a building greater than 4,000 square feet in size; therefore, an environmental review (SEPA) determination is required. According to the applicant, the Renton School District would be the lead agency for environmental review. It is anticipated that the District would be doing phased SEPA application for demolition of acquired properties and onsite buildings first, followed by the project. The threshold determination and appeal period would need to be complete before issuance of a land use decision by the City of Renton.

13. **Site Plan Approval:** ***Per RMC 4-9-200, Hearing Examiner Site Plan review is required for the development of K-12 educational institutions regardless of zone.*** The purpose of the site plan review process is to analyze the detailed arrangement of project elements to mitigate negative impacts where necessary to ensure project compatibility with the physical characteristics of a site and with the surrounding area. Site plan review ensures quality development consistent with City goals and policies. Site plan review analyzes elements including, but not limited to, site layout, building orientation and design, pedestrian and vehicular environment, landscaping, natural features of the site, screening and buffering, parking and loading facilities, and illumination to ensure compatibility with potential future development. Decisional criteria for site plan approval are itemized in RMC 4-9-200E.3. ***It is the applicant's responsibility to identify how the proposal meets the decisional criteria and a narrative responding to these criteria shall be submitted with the application .***Decisional criteria for site plan approval are itemized in RMC 4-9-200E.3.

14. **Lot Combination:** The applicant would be required to combine the various parcels as part of the project. The lot combination could be completed after approval of the site plan and environmental review, prior to issuance of a Certificate of Occupancy for the new building.

15. **Planned Urban Development (optional additional entitlement process if significant number of code modifications are proposed):** There are two (2) principal purposes of the planned urban development regulations: a) To preserve and protect natural features of the land; and b) To encourage innovation and creativity in the development of residential, business, manufacturing, or mixed use developments by permitting a variety in the type, design, and arrangement of structures and improvements. In approving a planned urban development, the City may modify any of the standards of chapter 4-2 RMC, RMC 4-3-100, chapter 4-4 RMC, RMC 4-6-060 and chapter 4-7 RMC, except for code provisions restricted from modification under RMC 4-9-150.B.3. ***All modifications including but not limited to development standards, parking, setbacks, etc. will be considered simultaneously as part of a planned urban development. Please note that special conditions related to the use table (i.e. highlighted conditions above under zoning standard) cannot be modified through the PUD process.*** Applicants must demonstrate that a proposed development is in compliance with the Comprehensive Plan, that the proposed development will be superior to that which would result without a planned urban development, and that the development would not be unduly detrimental to surrounding properties. ***See RMC 4-9-150 for additional requirements and standards.***

Example of PUD Decision Criteria (see *RMC 4-9-150* for additional decisional criteria): The City may approve a planned urban development only if it finds that the following requirements are met.

Demonstration of Compliance and Superiority Required – Applicants must demonstrate that a proposed development is in compliance with the purposes of the Planned Urban Development and with the Comprehensive Plan. The proposed development shall be ***superior*** to that which would result without a planned urban development and that the development will not be unduly detrimental to surrounding properties.

Public Benefit – In addition, applicants shall demonstrate that a proposed development will provide identified benefits that clearly outweigh any adverse impacts or undesirable effects of the proposed planned urban development, particularly those adverse and undesirable impacts to surrounding properties, and that the proposed development will provide one or more of the following benefits than would result from the development of the subject site without the proposed planned urban development:

i. **Critical Areas**: Protects critical areas that would not be protected otherwise to the same degree as without a planned urban development; or

ii. **Natural Features:** Preserves, enhances, or rehabilitates natural features of the subject property, such as significant woodlands, native vegetation, topography, or noncritical area wildlife habitats, not otherwise required by other City regulations; or

iii. **Public Facilities:** Provides public facilities that could not be required by the City for development of the subject property without a planned urban development; or

iv. **Use of Sustainable Development Techniques:** Design which results in a sustainable development; such as LEED certification, energy efficiency, use of alternative energy resources, low impact development techniques, etc.; or

v. **Overall Design:** Provides a planned urban development design that is superior to the design that would result from development of the subject property without a planned urban development. A superior design may include the following:

   a) Open Space/Recreation:

      1. Provides increased open space or recreational facilities beyond standard code requirements and considered equivalent to features that would offset park mitigation fees in Resolution 3082; and

      2. Provides a quality environment through either passive or active recreation facilities and attractive common areas, including accessibility to buildings from parking areas and public walkways; or

   b) Circulation/Screening: Provides superior circulation patterns or location or screening of parking facilities; or

   c) Landscaping/Screening: Provides superior landscaping, buffering, or screening in or around the proposed planned urban development; or

   d) Site and Building Design: Provides superior architectural design, placement, relationship or orientation of structures, or use of solar energy; or

   e) Alleys: Provides alleys for any proposed single family detached, semi-attached, or townhouse units.

16. **Permit Requirements:** The proposed project would require Hearing Examiner Conditional Use Permit, Hearing Examiner Site Plan Review, Environmental (SEPA) Review, a Planned Urban Development* (or modifications), lot combination, and right-of-way street vacation. All land use permits would be processed within an estimated time frame of 12 weeks. The 2024 application fees include $3,710.00 for a Conditional Use Permit, $4,270.00 for Site Plan Review, $6,080.00 for preliminary PUD review, $1,800.00 for SEPA Review, and $570.00 for a lot consolidation, $560 filing fee for street vacation fees (plus processing and completion fees based on appraised value of vacated ROW), and a 5% technology fee. All fees are subject to change. Any modifications requested would require an additional $290 fee. In addition to the required land use permits, separate construction and building permits would be required. Detailed information regarding the land use application submittal can be found on the City's new website by clicking "Land Use Applications" on the Community & Economic Development page, then "All Forms (A to Z)." The City now requires electronic plan submittal for all applications. The City's Electronic File Standards can also be found on the City's website at https://edocs.rentonwa.gov/Documents/Browse.aspx?startid=867190&dbid=0.

    **For PUD application only: The applicant shall, within two (2) years of the effective date of action by the Hearing Examiner to approve the preliminary plan, submit to the Department of Community and Economic Development a final plan showing the ultimate design and specific details of the proposed planned urban development or the final phase or phases thereof. Following approval of the final plan, and within the two (2) year effective date of the approved preliminary plan, the applicant shall submit complete building permit applications. The Final PUD is an administrative review process with an estimated time frame of six (6) weeks. The 2024 application fee is $3,030.00 plus a 5% technology fee.*

    In addition to the required land use permits, separate construction and building permits would be required.

17. **Waivers of Submittal Requirements:** The submittal checklist is not an exhaustive list of submittal requirements and may be modified in cases where additional information is required to complete the review of an application. In addition, non-applicable submittal requirements may be waived. ***The applicant should contact the assigned Project Manager if there are any questions regarding submittal requirements.***

18. **Public Information Sign:** Public Information Signs are required for all Type II and Type III Land Use Permits, Site Plan (Administrative), as classified by RMC 4-8-080. Public Information Signs are intended to inform the public of potential land development, specific permits/actions being considered by the City, and to facilitate timely and effective public participation in the review process. The applicant must follow the specifications provided in the public information sign handout (see land use forms on City website). The applicant is solely responsible for the construction, installation, maintenance, removal, and any costs associated with the sign.

19. **Impact Mitigation Fees (2024):** In addition to the applicable building and construction fees, impact mitigation fees are required for the construction of new building areas or changes of use to a more intensive use. If any building expansions or new buildings are proposed or a change in use to a more intense use, fire and transportation impact fees may be assessed.

    a. A Transportation Impact fee would be determined from the ITE manual; and

    b. A Fire Impact fee of $28.02 per student for education use.

20. **Next Steps:** When the formal application materials are complete, the applicant shall have the materials pre-screened prior to submitting the complete application package. Please contact Alex Morganroth, Principal Planner, at 425-430-7219 or amorganoth@rentonwa.gov to schedule a virtual prescreen appointment.

21. **Expiration:** Once the Site Plan application has been approved, the applicant has two (2) years to comply with all conditions of approval and to apply for any necessary permits before the approval becomes null and void.

The approval body that approved the original application may grant a single two-year extension pursuant to RMC 4-9-200. The approval body may require a public hearing for such extension. ***It is the applicant's responsibility to monitor the expiration dates.***

Upon preliminary approval of planned urban developments are valid for two (2) years of the effective date of action by the Hearing Examiner. A Final Planned Urban Development application must be submitted prior to the 2-year expiration ***It is the applicant's responsibility to monitor the expiration date.***

Renton High School Reconstruction – Pre-Application Questions

May 23, 2024
BUILDING

Phasing
1. Proposed phasing potentially includes existing structures with less than 30' building separation from new construction - what temporary mitigation measures may be triggered for this condition? Don't understand the question.

Construction Types
2. The Existing 1931 Building is classified as Type V and will be demolished to the southern facades. Understood

IPAC Renovation
3. The Existing 2020 IPAC is Type IIA. Work will include a partial renovation. Understood

4. Project includes interior lobby upgrades to IPAC and partial renovation of IPAC façade where new building abuts existing. Intent is to provide a Fire Wall Building Separation between Building Addition and existing IPAC. Please confirm no seismic upgrades are required. Subject to the Washington State Existing Building Code and Engineers design.

5. We are considering a 6,000 sf addition to IPAC of the same existing IPAC construction type. Addition would not exceed allowable area for Type IIA - please confirm this approach. Follow 2021 IBC Requirements

6. What threshold of building addition would trigger seismic upgrade requirements. Campus Allowable Area. Don't understand the question.

7. For the purpose of allowable areas proposed approach is to divide campus into 3 Buildings. Understood

8. Building A (area behind existing facade) will be Type IIIB or IIB non-rated non-combustible construction. Understood

9. Building B will be Type IV B (rated construction with mass timber elements). Understood

10. There will be a fire wall separation between Buildings A and B and between new and IPAC. Understood

Occupancy
11. Building Occupancy Type is Education with Assembly and Business Accessory uses.

Please confirm proposed assumption for building area as Education (WSBC 303.1.3) Occupant Load Egress 12. The following are assumed Occupant Loads Factor for Exiting Calculations:

13. Main Gym and Auxilliary Gym Occupant Load Factor of 7 (Assembly without fixed seats – chairs only). Understood

14. Commons Occupant Load factor of 7 (Concentrated - chairs only). Understood

15. All non-gym exercise (such as weight room, gymnastics, wrestling, indoor track) Occupant Load Factor 50 for (Exercise) RHS PreApp. Understood

IPAC

16. No modifications to existing theater seating or occupancy loads exist widths. Understood

Plumbing Counts All Understood

Daytime Use

17. 2902.1 note e. states that the number of occupants for E occupancies shall be determined by using an occupant load factor of 100 per the gross building area of the proposed Renton High School will be approximately 350,000 SF therefore we would base our fixture minimums on an occupancy of 3,500. This would generate a required fixture count for a typical "daytime' use of 50 water closets and 21 lavatories for males and 70 water closets and 35 lavatories for females.

18. We are designing the school capacity based on an estimated current enrollment of 1,600 students and 150 staff and a projected future enrollment of 2000 students with approximately 170 staff. Would the jurisdiction be willing to consider projected enrollment to determine required fixtures? The building department has no objection. This may effect water service/meter and side sewer size.

19. We understand that all-gender facilities may be provided in lieu of separate facilities and that there is no reduction in overall count per 2902.2 Exception 6 and 2902.2.2.

IPAC Use

20. In our determination of E occupancy fixtures we intend to exclude the IKEA Performing Arts Center (IPAC) area. The IPAC will operate independently of the New Renton High School, and we therefore intend to calculate any fixture requirements independently.

21. Restrooms that currently serve the IPAC are located outside IPAC "Building" and may be demolished as part of adjacent building demo scope. We would intend to replace the existing fixtures using considering the space an A-1 occupancy and using the fixed seats, stage and associated spaces to determine Occupant Load per 1004.5.

After Hours Use

22. The new Renton High School may host functions after hours and we therefore propose to determine minimum fixture counts for a typical “after hours” use. These uses are considered independent of the typical “daytime” use as they are not intended to nor are we designing for them to occur simultaneously. The typical after hours spaces and minimums are described below:

Gyms

a. For the proposed Main Gym we intend to calculate the occupant load using the full capacity of the associated bleachers including a potential future bleacher addition and the floor of the gym using an Occupant Load Factor of 7 net per 1004.5. Regarding the minimum required fixtures, we plan to consider the space an A-3 per 2909.1. Understood

b. For the proposed Auxiliary Gym we intend to calculate occupant load using the net floor area of the gym floor using an Occupant load Factor of 7 per 1004.5. Regarding the minimum required fixtures, we plan to consider the space an A-3 Assembly per 2902.1. RHS PreApp. Understood

Commons/Cafeteria

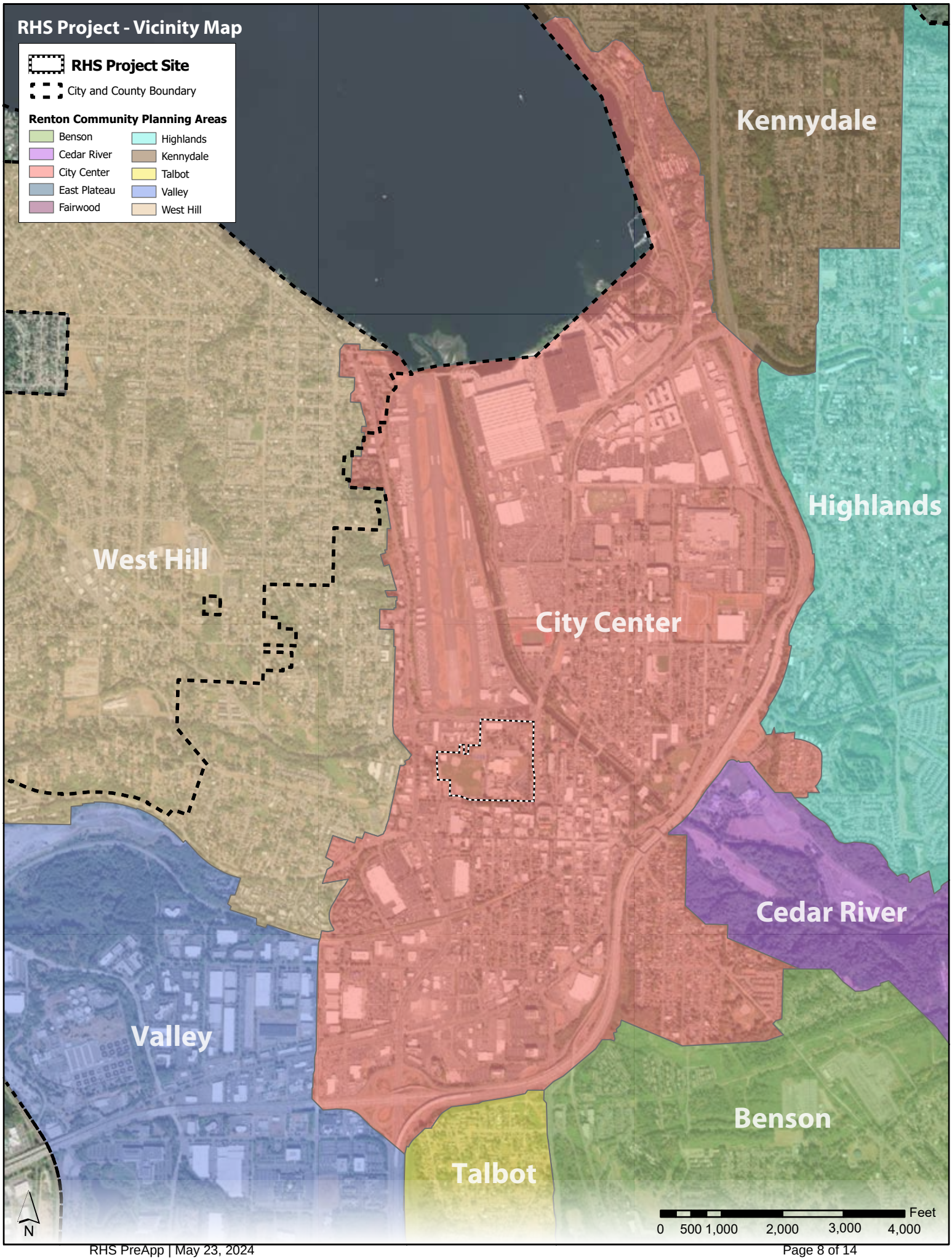
c. For the proposed Commons/Cafeteria we intend to calculate occupant load based on the net floor area of the commons using an Occupant Load Factor of 7 per 1004.5. Regarding the minimum required fixtures, we plan to consider the space an A-2 Assembly. Understood

Black Box Theater

d. For the proposed Black Box Theater, we intend to calculate occupant load based on the seating count and floor area using an Occupant Load Factor of 7 per 1004.5. Regarding the minimum required fixtures, we plan to consider the space an A-1 Assembly. Understood

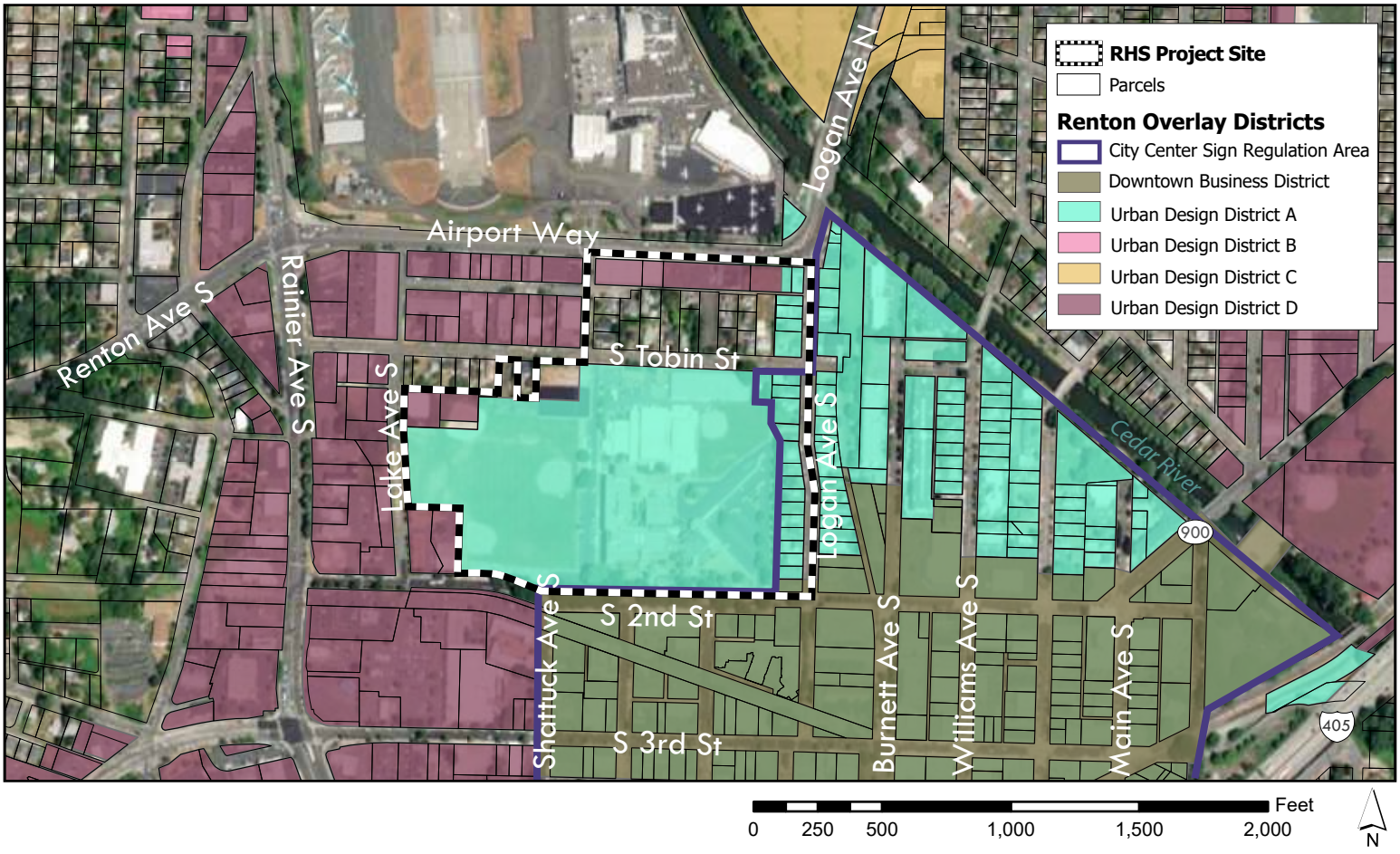
Athletics Facilities

e. For the proposed athletic facilities we intend to calculate the occupant load based on bleacher seating capacity and regarding the minimum required fixtures we plan to consider the area an A-5 Assembly. Understood

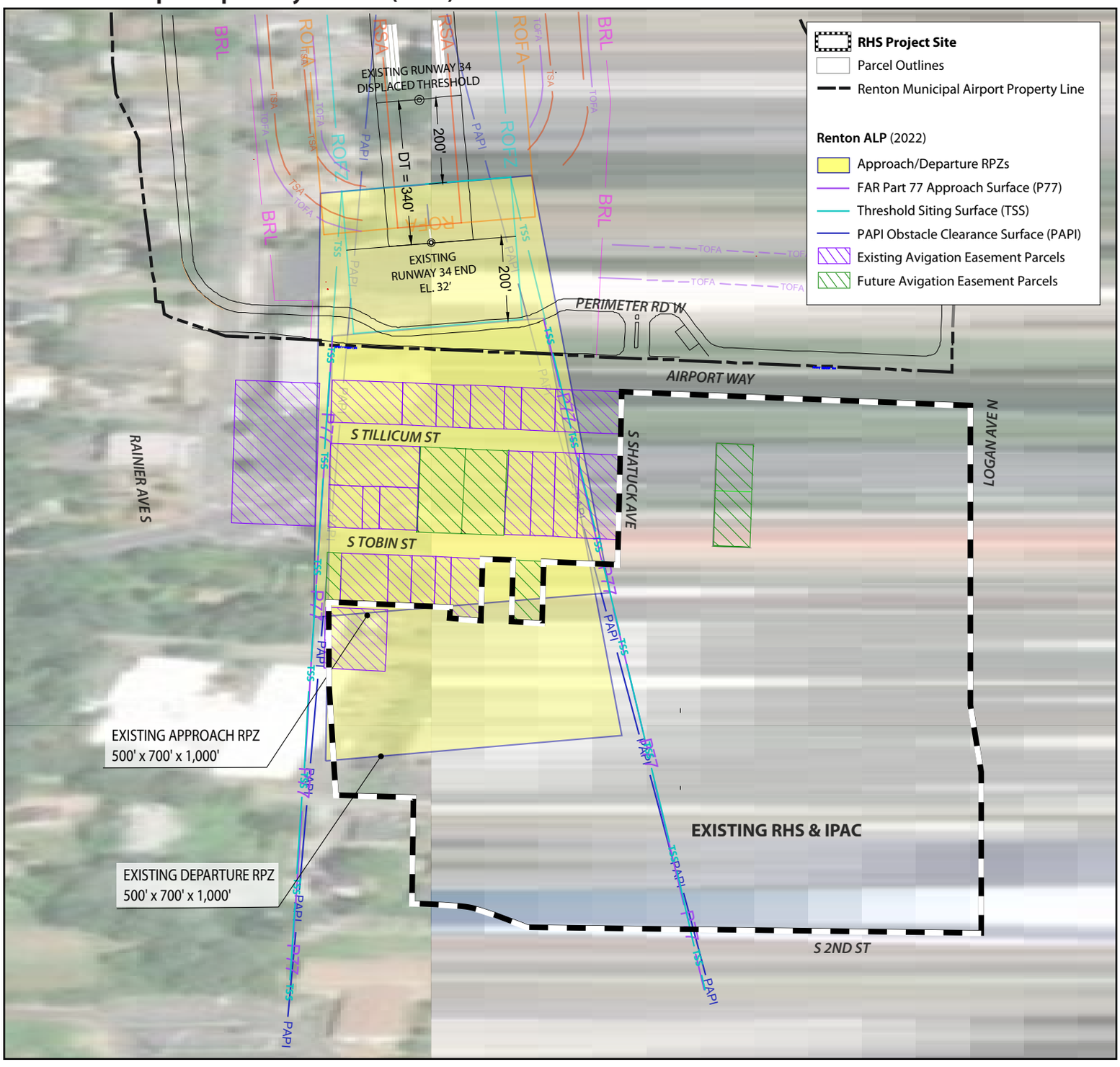

RHS Project - Vicinity Map
RHS Project Site
City and County Boundary
Renton Community Planning Areas
Benson
Cedar River
City Center
East Plateau
Fairwood
Highlands
Kennydale
Talbot
Valley
West Hill
Kennydale
Highlands
West Hill
City Center
Cedar River
Valley
Benson
Talbot
N
Feet
0 500 1,000 2,000 3,000 4,000

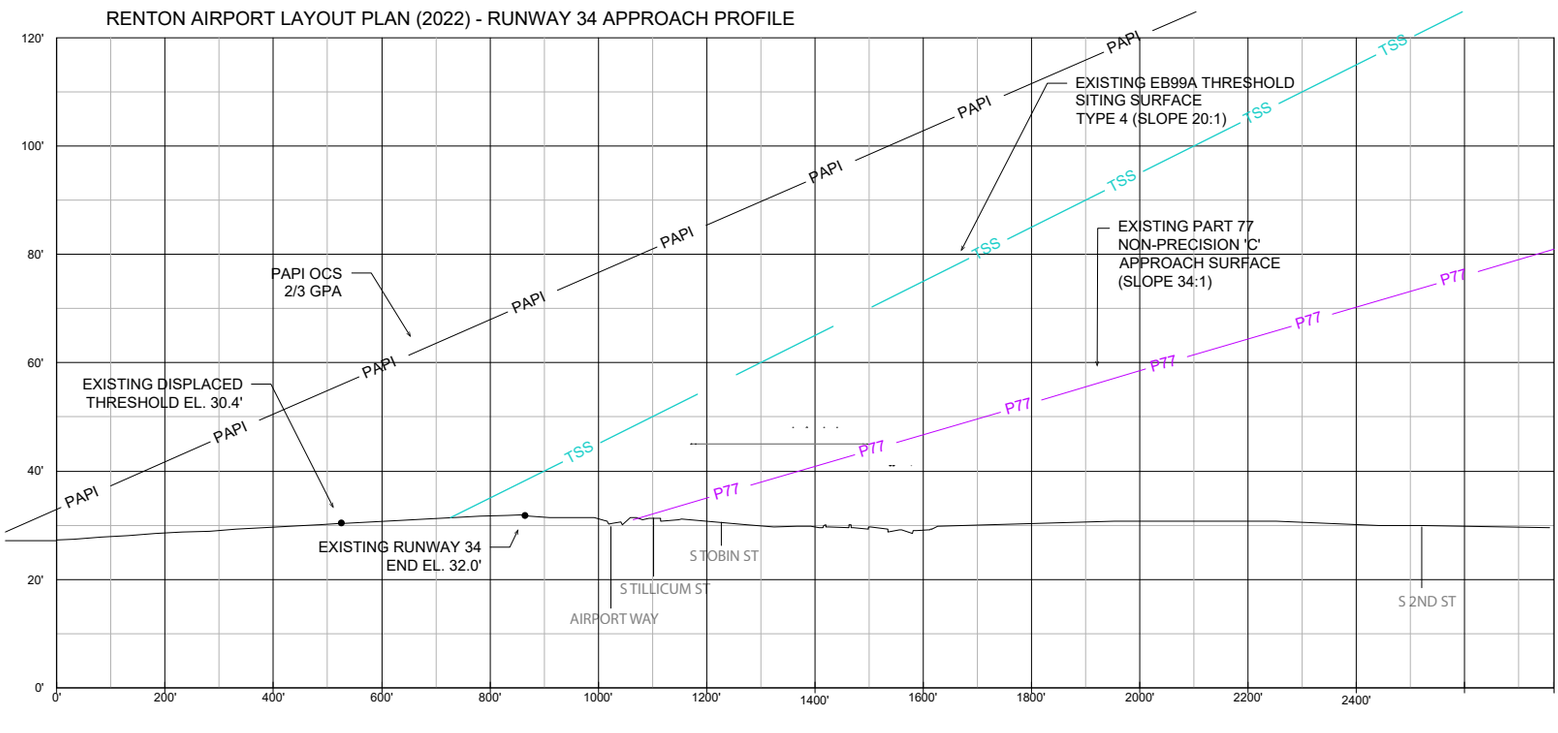
Renton Zoning Map

Renton Overlay Districts Map

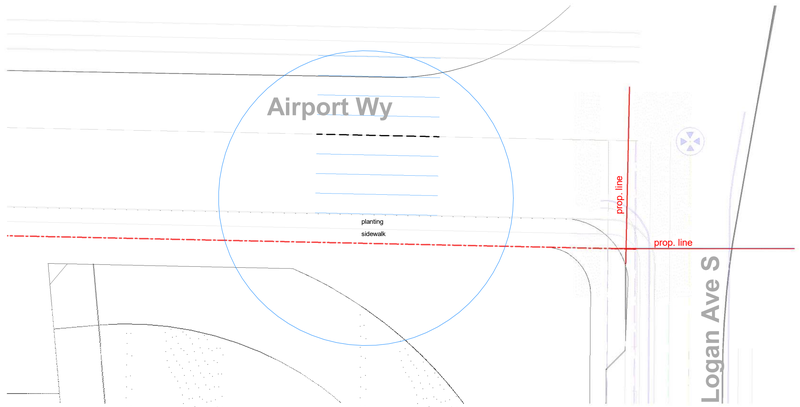


Renton Municipal Airport Layout Plan (2022) Exhibit



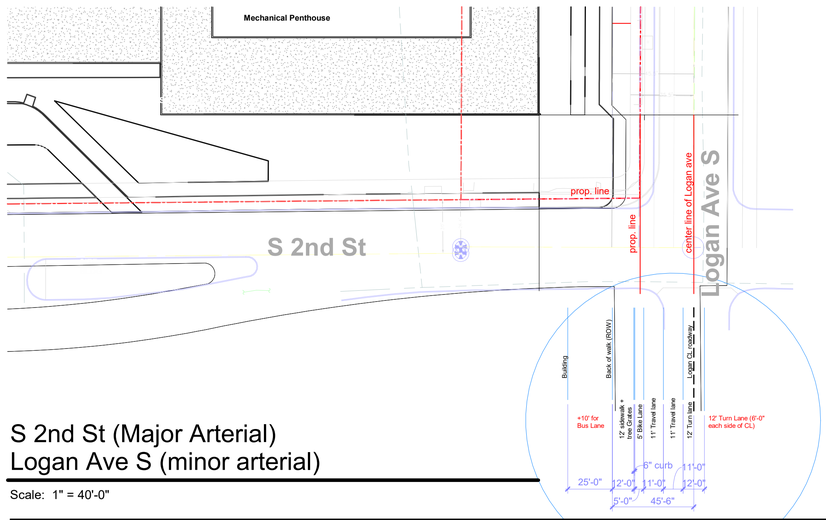


Standards	Requirements	CD Zoning District (RMC 4-2-120B)	CA Zoning District (RMC 4-2-120A)	R-8 Zoning District (RMC 4-2-110A)
Setbacks	Front Yard Setback	Maximum: 15 ft. – for buildings, or for portions thereof, 25 ft. or less in height. None – for that portion of a building over 25 ft. in height.	Maximum: 20 ft. Minimum: 15 ft.	Minimum: 20 ft. except when all vehicle access is taken from an alley, then 15 ft.
	Secondary Front Yard	Maximum: 15 ft. – for buildings, or for portions thereof, 25 ft. or less in height. None – for that portion of a building over 25 ft. in height.	Maximum: 20 ft. Minimum: 15 ft.	Minimum: 15 ft.
	Side Yard	Minimum: None, unless the CD lot abuts a lot zoned residential, then there shall be a 15 ft. landscaped strip or a 5 ft. wide sight-obscuring landscaped strip and a solid 6 ft. high barrier along the common boundary with an additional 5 ft. setback from the barrier.	Minimum: 10 ft. landscaped setback from the property line.	Minimum: 5 ft.
	Rear Yard	Minimum: None, unless the CD lot abuts a lot zoned residential, then there shall be a 15 ft. wide landscaped strip or a 5 ft. wide sight-obscuring landscaped strip and a solid 6 ft. high barrier along the common boundary with an additional 5 ft. setback from the barrier.	Minimum: None, unless the CA lot abuts a lot zoned residential, then there shall be a 15 ft. wide landscaped strip.	Minimum: 25 ft.



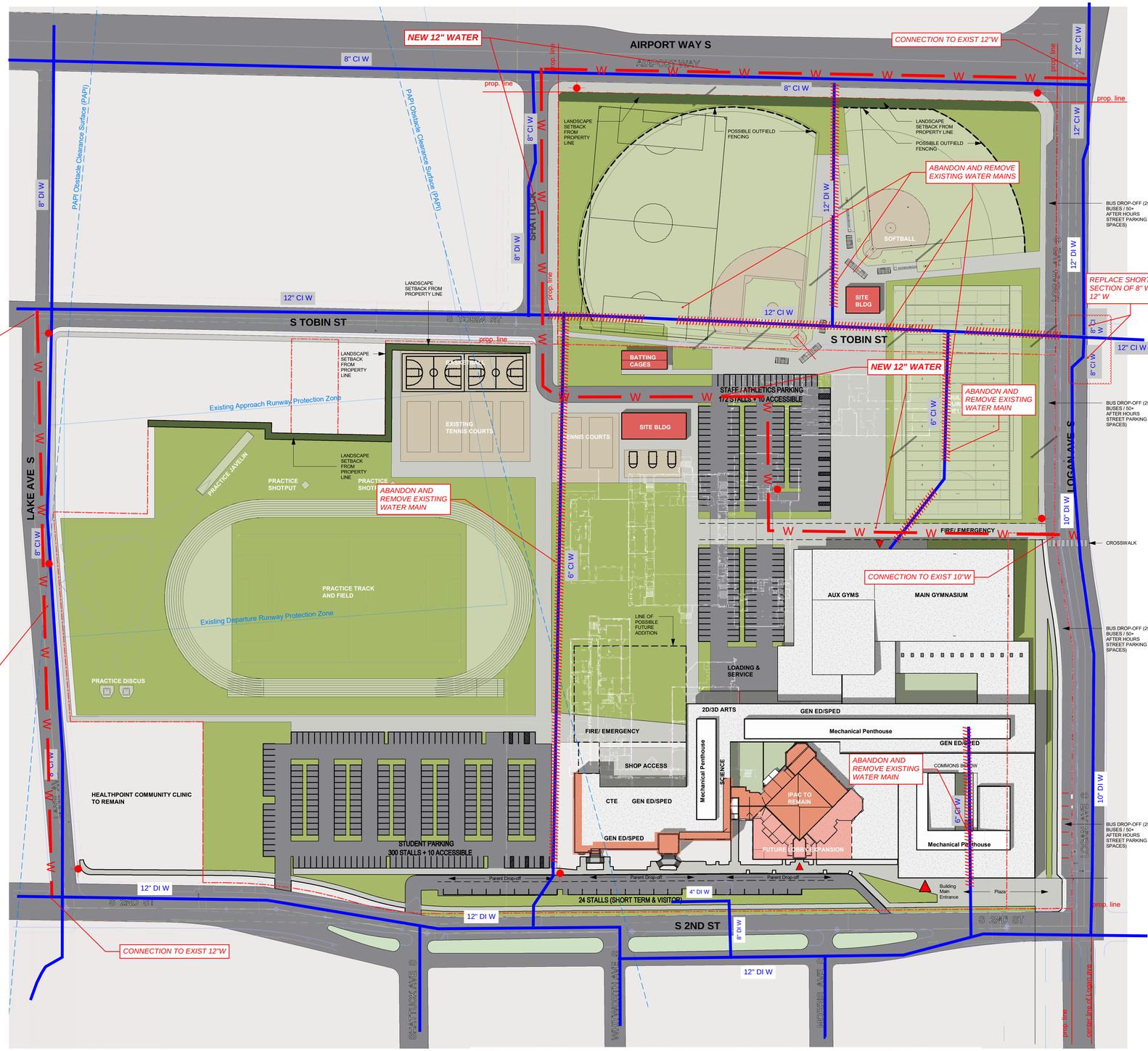
Airport Wy and Logan Ave S

Scale: 1" = 40'-0"



S 2nd St (Major Arterial) Logan Ave S (minor arterial)

Scale: 1" = 40'-0"



Site Plan

Scale: 1" = 80'-0"

CONCEPTUAL WATER MAIN EXTENSION LAYOUT

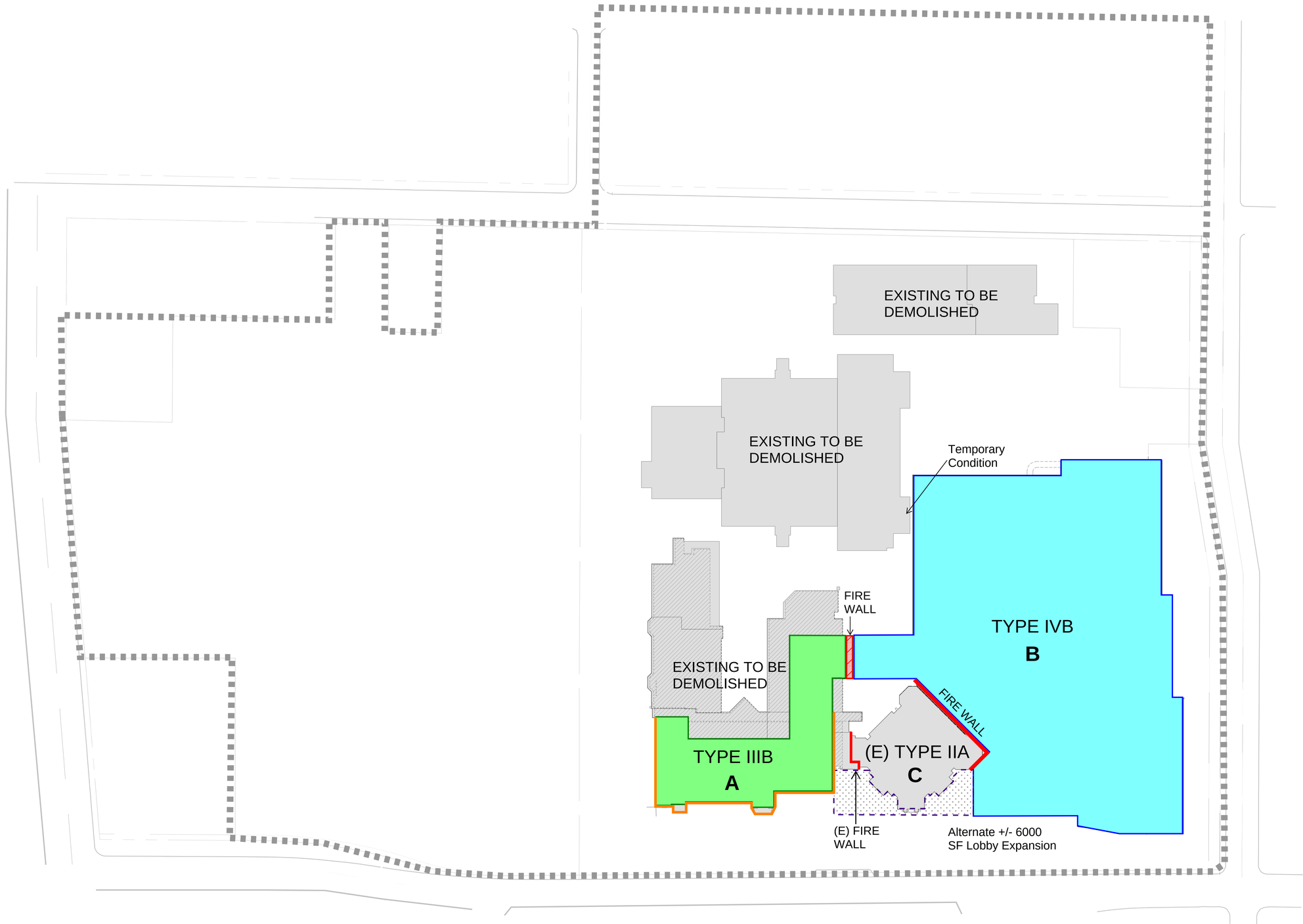
By: Abdoul Gafour - City of Renton Water Utility Engineering

May 21, 2024

BRIC ARCHITECTURE

RENTON HIGH SCHOOL | RENTON SCHOOL DISTRICT

05/05/24



BRIC ARCHITECTURE

BUILDING TYPES DIAGRAM - NTS

RENTON HIGH SCHOOL | RENTON SCHOOL DISTRICT

05/09/24

EXISTING TREES

- EXISTING TREE TO REMAIN - 21
- EXISTING TREE THAT MIGHT REMAIN - 32
- EXISTING TREE TO BE REMOVED - 97

1 EXISTING TREES

GRAPHIC SCALE

0 30 60 120 FEET

1" = 60 FEET

5/2/2024 2:28:49 PM
Autodesk Docs://23007 Renton HS/23007 Renton HS Bldg.rvt

BR|IC ARCHITECTURE

AHBL
TACOMA • SEATTLE • SPOKANE • TRI-CITIES
1200 6th Avenue, Suite 1620 Seattle, WA 98101
206.267.2425 TEL 206.267.2429 FAX www.ahbl.com WEB

RENTON HIGH SCHOOL

400 S. 2ND STREET, RENTON, WA 98057

RENTON SCHOOL DISTRICT
T 425.000.0000

NOT FOR CONSTRUCTION

date	revisions

phase	Pre-Application
date	2024-05-07
project	2230388

TREE PLAN

L2.00

Feb 6 - Jul 5 **Schematic Design** (5 months)

Jul 8 - Mar 7 **Design Development** (8 months)

Mar 10 - Jun 1 **Construction Documents** (14.5 months)

Jan 1 - Jul 1 **Properties Acquisition** (18 months)

Feb 1 - Sep 1 **Land Use / Planning Review**

Jul 15 - Oct 15 **FAA OE Review (Bldg)**

Mar 1 - Nov 1 **SEPA - Demo of Acquired Properties Only**

Sep 1 - Sep 1 **PUD** (12 months)

Nov 1 - May 1 **SEPA - Demo of RHS Site Only**

Sep 1 - Sep 1 **Street Vacations**

Oct 2 - Dec 31 **Final FAA OE Review (Crane)**

Jun 1 - Dec 31 **Construction**

(Notification of Fieldwork to Tribal Groups Throughout this Phase)

Jun 1 - Aug 7 **Building Permit** (10 wks)

Jun 1 - Oct 30 **SEPA - New Construction**

Jun 1 - Oct 16 **Civil Construction Permit** (20 wks)

Jun 1 - Apr 2 **Phase 1 Demo & Site**

Apr 5 - Jun 29 **Phase 2 New Building**

Jun 29 - Dec 31 **Phase 3 Existing Building & Site**

Note: Renton School District intends to communicate regularly with tribal representatives at all relevant design, permitting, and pre-construction milestones and will invite tribal representatives to observe any ground disturbing activities.

RSD School Board Update
Apr 24

City Pre-App Mtg
May 23

Archeology Monitoring Notification
Jun 1

Plan of Work Archeology Survey
Jul 1

FAA OE Submittal (Bldg)
Jul 15

Submit Tech Reports (Archeology & Built Env.) to DAHP
Oct 1

RSD School Board Update
Mar 26

Follow up to Tribal Groups
Sep 1

RSD School Board Update
Sep 11

RSD School Board Update (TBD)
Sep 1

RSD School Board Update
Jan 5

RSD School Board Update
Jul 1

Bldg Permit Approval
Aug 10

Final FAA OE Submittal (Crane)
Oct 1

RSD School Board Update
May 1

RSD School Board Update
Jun 2

Final Completion
Dec 31

2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 **2030**

Today