

FPUD

SUBMITTAL REQUIREMENTS FINAL PLANNED URBAN DEVELOPMENT

Planning Division

1055 South Grady Way, Renton, WA 98057
Phone: 425-430-7294 | www.rentonwa.gov

PURPOSE: To ensure the proposal is in substantial conformance with the standards and conditions of the approved preliminary Planned Urban Development (PUD) plans. The final review also verifies the application is in accordance with the purposes and review criteria of PUD regulations.

APPLICATION SCREENING: Applicants are required to bring in a CD or USB portable (flash/hard) drive (or other device or pathway as approved by your assigned project manager) with one PDF file of the application package for informal review by staff, prior to scheduling an intake meeting. Please allow approximately 45 minutes for application screening.

COMPLETE APPLICATION REQUIRED: In order to accept your application, each of the numbered items must be submitted at the **same time**. If you have received a prior written waiver of a submittal item(s) during a pre-application meeting, please provide the waiver form in lieu of any submittal item not provided.

APPLICATION SUBMITTAL HOURS: Applications should be submitted to Planning Division staff at the 6th floor counter of Renton City Hall, 1055 South Grady Way, between 8:00 a.m. and 4:00 p.m. Monday through Friday. Please call your assigned project manager to schedule an appointment or call 425-430-7294 to reach the Planning Division. Due to the screening time required, applications delivered by messenger cannot be accepted.

ADDITIONAL PERMITS: Additional permits from other agencies may be required. It is the applicant's responsibility to obtain these other approvals. Information regarding these other requirements may be found at <http://apps.oria.wa.gov/opas/>.

All Plans and Attachments are subject to Electronic File Standards

APPLICATION MATERIALS:

- 1. **Waiver Form:** If you received a waiver form during or after the application screening please provide this form.
- 2. **Land Use Permit Master Application Form:** The standardized application form used for the majority of land use permit applications including, but not limited to, the following:

- a. Owner, applicant, and contact person names, addresses and telephone numbers;
- b. Notarized signatures of all current property owners;
- c. Name of the proposed project;
- d. Project/property address;
- e. King County Assessor's tax account number;
- f. Existing and proposed land uses;
- g. Existing and, if applicable, proposed Comprehensive Plan map designation;
- h. Existing and, if applicable, proposed zoning designation;
- i. Site area;
- j. Estimated project cost;
- k. Whether or not the project site contains any environmentally sensitive areas; and
- l. Property legal description.

Note: Application must have notarized signatures of **ALL** current property owners listed on the Title Report. If the property owner is a corporation, the authorized representative must attach proof of signing authority on behalf of the corporation. The legal description of the property must be attached to the application form.

3. **Fees:** The application must be accompanied by the required application fee (see Fee Schedule). Please call 425-430-7294 to verify the exact amount required. Checks should be made out to the City of Renton and cannot be accepted for over the total fee amount. Credit cards may also be used to pay required application fees. Fees are paid at Cashier on the 1st Floor City Hall.
4. **Applicant's Confirmation of Condition Compliance:** Written explanation of how each of the preliminary PUD conditions have been met.
5. **Public Works Approval Letter:** Written confirmation from the Development Services Division Plan Review section that all required improvements have been substantially installed or deferred and authorizing the submittal of the final plat, final short plat, final binding site plan, or final PUD application.
6. **Plat Certificate or Title Report:** A document prepared by a title insurance company documenting the ownership and title of all interested parties in the plat, subdivision, or dedication and listing all encumbrances. In the case of a final plat, the certificate shall be dated within forty five (45) days prior to the approval of the final plat. (Ord. 5868, 12-11-2017)
7. **Draft Homeowners' Association Documents, if applicable.**
8. **Draft Restrictive Covenants, if any.**

- 9. **Monument Cards (one per monument):** A form provided by the City Technical Services Division and filled out by a surveyor providing information regarding a single monument, including the section, township and range, method of location, type of mark found or set, manner of re-establishment of the single monument (if applicable), description, and a drawing showing the location of a single monument and indicating a reference point to that monument.

- 10. **Survey Calculations:** A compilation prepared by a State of Washington licensed land surveyor clearly indicating the dimensions of the boundaries and the closures for each lot, parcel, tract, and block in the plat, short plat, lot line, binding site plan, or lot line adjustment – an approved printed computer plot closure or demonstrated mathematical plot closure on all lots, streets, alleys and boundaries.

- 11. **Legal Description**

- 12. **Neighborhood Detail Map:** Please provide a map drawn at a scale of 1" = 100' or 1" = 200' (or other scale approved by the Planning Division). The map shall show the location of the subject site relative to the property boundaries of the surrounding parcels within approximately 1,000' or approximately 2,500' for properties over 5 acres and identifying the subject site with a darker perimeter line than that of surrounding properties. The map shall also show the property's lot lines, existing land uses, building outlines, City boundaries of the City of Renton (if applicable), north arrow (oriented to the top of the plan sheet), graphic scale used for the map, and City of Renton street names for all streets shown.

- 13. **Site Plan:** A single fully dimensioned plan sheet drawn at a scale of one inch equals twenty feet (1" = 20') (or other scale approved by the Planning Division Director or designee) clearly indicating the following:
 - a. Name of proposed project;
 - b. Date, scale, and north arrow oriented to the top of the plan sheet;
 - c. Drawing of the subject property with all property lines dimensioned and names of adjacent streets;
 - d. Widths of all adjacent streets and alleys;
 - e. The location of all existing public improvements including, but not limited to, curbs, gutters, sidewalks, median islands, street trees, fire hydrants, utility poles, etc., along the full property frontage;
 - f. Location and dimensions of existing and proposed structures, parking and loading areas, driveways, existing trees on and abutting the site, existing or proposed fencing or retaining walls, freestanding signs, easements, refuse and recycling areas, freestanding liquid fixtures, utility junction boxes, public utility transformers, storage areas, buffer areas, open spaces, and landscaped areas;
 - g. The location and dimensions of natural features such as streams, lakes, marshes and wetlands. Include boundaries of utility, open space, and/or critical area(s) tracts, square

- footage, and purpose statement of each tract. Clearly delineate the critical area and buffer boundaries within the tract and indicate a dimension for buffer width;
- h. Ordinary high water mark, existing and proposed, and name of water body if applicable;
 - i. For wireless communication facilities, indicate type and locations of existing and new plant materials used to screen facility components and the proposed color(s) for the facility;
 - j. A legend listing the following must be included on one of the site plan sheets:
 - i. Total square footage of the site,
 - ii. Square footage (by floor and overall total) of each individual building and/or use,
 - iii. Total square footage of all buildings (footprint of each building),
 - iv. Percentage of lot coverage,
 - v. Square footage of all landscaping (total, parking lot, and wildlife habitat),
 - vi. Allowable and proposed building height,
 - vii. Building setbacks required by Code,
 - viii. Proposed building setbacks,
 - ix. Parking analysis, including:
 - Number of stalls required, by use; number of stalls provided, by use,
 - Sizes of stalls and angles,
 - Location and number of handicap stalls, compact, employee and/or guest parking stalls,
 - Location and size of curb cuts,
 - Traffic flow within the parking, loading, and maneuvering areas and ingress and egress,
 - Location of wheel stops,
 - Loading space,
 - Stacking space,
 - Location and dimensions of bicycle racks, carpool parking spaces, and other facilities designed to accommodate access to the site,
 - Square footage of interior parking lot landscaping;
 - k. Footprint of all proposed buildings showing the location of building entrances, window openings, and landscape features (required for Urban Center Design Overlay District review packet only);
 - l. Footprint of all abutting and adjacent buildings showing the location of building entrances, window openings, and landscape features (required for Urban Center Design Overlay District review packet only);
 - m. For nonconforming use or structure rebuild approval permits: draw on the scaled plan the exact sizes and locations of existing structures and uses, whether damaged or not; write on the scaled plan the dates these structures/uses were established; on a separate sheet, identify the subject property, abutting lots and buildings and list adjacent and abutting land uses.

14. **Architectural Elevations:** A twenty four inch by thirty six inch (24" x 36") fully dimensioned architectural elevation plan drawn at a scale of one-fourth inch equals one foot (1/4" = 1') or one-eighth inch equals one foot (1/8" = 1') (or other size or scale approved by the Building Official) clearly indicating the information required by the "Permits" section of the currently adopted International Building Code and chapter 19.27 RCW (State Building Code Act, Statewide amendments), including, but not limited to, the following:
- a. Existing and proposed ground elevations;
 - b. Existing average grade level underneath proposed structure;
 - c. Height of existing and proposed structures showing finished rooftop elevations based upon site elevations for proposed structures and any existing/abutting structures;
 - d. Building materials and colors including roof, walls, any wireless communication facilities, and enclosures;
 - e. Fence or retaining wall materials, colors, and architectural design;
 - f. Architectural design of on-site lighting fixtures; and
 - g. Cross-section of roof showing location and height of rooftop equipment (including air conditioners, compressors, etc.) and proposed screening.
 - h. Required for the Urban Center Design Overlay District review packet.
 - i. Identify building elevations by street name and orientation, i.e., Burnett Ave. (west) elevation.
 - ii. Show the location of rooflines, doors and window openings.
 - iii. Indicate typical detailing around doors, windows and balconies indicating finishes, color and reflectivity of glazing.
 - iv. Identify offsets in walls intended to meet the minimum requirements for building modulation indicating the amount of offset.
 - v. Show on each elevation any roof top elements such as mechanical and elevator penthouses that protrude above the parapet or penetrate the roof and would be visible from other buildings of the same height.
 - vi. Photographs of proposed materials from manufacturers' catalogues. A materials board showing actual materials and colors referenced on the architectural elevations is recommended.

- j. Required for shoreline permits:
 - i. Include measurements of the existing and proposed elevations of the stream, river, or lake bottom in relationship to the proposed structure, if the proposed structure is located fully or partially in, or over, the water.
 - ii. Projects exceeding thirty five feet (35') in height must demonstrate compliance with the height requirement in RMC 4-3-090D7a.

- Landscaping Plan, Detailed:** A fully dimensioned plan, prepared by a landscape architect registered in the State of Washington, a certified nurseryman, or other similarly qualified professional, drawn at the same scale as the project site plan (or other scale approved by the Community and Economic Development Administrator), clearly indicating the following:
 - a. Date, graphic scale, and north arrow;
 - b. Location of proposed buildings, property lines, walks, parking areas, access, and existing buildings to remain;
 - c. Names and locations of abutting streets and public improvements, including easements;
 - d. Existing and proposed contours at five foot (5') intervals or less;
 - e. Detailed grading plan;
 - f. Location, dimensions, and purpose of all planting areas (the width of a landscaping area when curbed shall be measured from inside to inside of the curbs) including those required in RMC 4-4-070, Landscaping;
 - g. Location and height for proposed berming;
 - h. Locations, elevations, and details for any proposed landscape-related structures such as arbors, gazebos, fencing, etc.;
 - i. Location, size, spacing and names of existing and proposed shrubs, trees, ground covers, and decorative rockery or like landscape improvements in relationship to proposed and existing utilities;
 - j. The location, size and species of all protected trees on site. Protected trees shall have the approximate drip line shown (see RMC 4-4-130, Tree Retention and Land Clearing Regulations);
 - k. Names of existing and proposed vegetation; and
 - l. Detailed planting plan (soil mix, planting depth and width, and bark mulch depth).

- Landscape analysis, lot coverage, and parking analysis:** A listing of the following information (may also be included on the first sheet of the site plan):
 - a. Total square footage of the site;
 - b. Total square footage of existing area(s) of impervious surfacing;
 - c. Total square footage of existing natural/undeveloped area;

- d. Square footage (by floor and overall total) of each individual building and/or use;
- e. Total square footage of the footprints of all buildings;
- f. Percentage of lot covered by buildings or structures;
- g. Total pavement square footage, both existing pavement to remain plus new pavement proposed to be installed;
- h. Square footage of any on-site wetlands;
- i. Parking analysis to include the total number of parking spaces required and provided, number of compact and "ADA accessible" spaces provided, and parking space dimensions;
- j. Square footage of landscaping for each area, for interior parking lot landscaping, and total;
- k. Allowable and proposed building height;
- l. Building setbacks required by Code; and
- m. Proposed building setbacks. (Ord. 4587, 3-18-1996)

Floor Plans: Please provide a plan showing general building layout, proposed uses of space, walls, exits and proposed locations of kitchens, baths, and floor drains, with sufficient detail for City staff to determine if an oil/water separator or grease interceptor is required and to determine the sizing of a side sewer.

Tree Retention/Land Clearing (Tree Inventory) Plan: A completed tree retention worksheet accompanied by a full dimensional plan, drawn by a certified arborist or a licensed landscape architect, based on finished grade, drawn at the same scale as the project site plan with the northern property line at the top of the sheet, clearly showing the following:

- a. All property boundaries and adjacent streets;
- b. Location of all areas proposed to be cleared;
- c. Species and sizes of vegetation to be removed, altered or retained and the boundaries and predominant species of stands of trees consisting of five (5) or more trees. This requirement applies only to trees six inch (6") caliper and larger, fifty four inches (54") above grade, and the location, size and species of all protected trees on the site;
- d. For trees proposed to be retained, a complete description of each tree's health, condition, and viability;
- e. For trees proposed to be retained, a description of the method(s) used to determine the limits of disturbance (i.e., critical root zone, root plate diameter, or a case-by-case basis description for individual trees);
- f. For trees proposed to be preserved within a tree protection tract, any special instructions for maintenance (e.g., trimming, ground clearing, root pruning, monitoring,

aftercare, etc.);

- g. For trees not viable for retention, the reason(s) for removal based on poor health, high risk of failure due to structure, defects, unavoidable isolation (i.e., high blow down potential), or unsuitability of species, etc., and for which no reasonable alternative action is possible (pruning, cabling, etc.);
- h. A description of the impact of necessary tree removal to the remaining trees, including those in a grove or on abutting properties;
- i. For development applications, a discussion of timing and installation of tree protection measures that must include fencing and be in accordance with the tree protection standards as outlined in RMC 4-4-130H9, Protection Measures During Construction;
- j. The suggested location and species of supplemental trees to be used when required. The report shall include planting and maintenance specifications;
- k. Future building sites and drip lines of any trees which will overhang/overlap a construction line;
- l. Location and dimensions of rights-of-way, utility lines, fire hydrants, street lighting, and easements;
- m. Where the drip line of a tree overlaps an area where construction activities will occur, this shall be indicated on the plan;
- n. For allowed activities, including allowed exemptions, modifications, and variances, show all trees proposed to be removed in priority tree retention areas: slopes twenty five percent (25%) to thirty nine percent (39%), high or very high landslide hazard areas, and high erosion hazard areas;
- o. Show trees to be removed in protected critical areas: wetlands, Shorelines of the State, streams and lakes, floodways, floodplain slopes forty percent (40%) or greater, very high landslide hazard areas, and critical habitat if the activity is exempt or allowed by the critical areas regulations in RMC 4-3-050C3, Exemptions – Critical Areas and Buffers;
- p. Show all trees to be retained in critical area buffers; and
- q. q. In all other areas of the site, trees to be removed may be indicated generally with clearing limit lines except for protected trees. The location, size, and species of all protected trees on a site shall be shown. The plan shall also differentiate any approved replacement trees from the protected trees. Replacement trees may be authorized in accordance with RMC 4-4-130H1e, Replacement Requirements, and the number of replacement trees shall be determined pursuant to any planned replanting areas in accordance with RMC 4-4-130H1c, Calculating Tree Retention.

Tree Retention Worksheet: Please provide a completed City of Renton tree retention worksheet. <https://edocs.rentonwa.gov/Documents/1/edoc/955781/Tree%20Retention%20Worksheet.pdf>

Arborist Report: A report prepared by a certified arborist or licensed landscape architect that correlates with the Tree Retention/Land Clearing Plan and identifies size, species,

health, and reason for any removal. The report shall identify the limits of disturbance for all retained trees.



Geotechnical Report: A study prepared in accordance with generally accepted geotechnical practices and stamped by a professional engineer licensed in the State of Washington which includes soils and slope stability analysis, boring and test pit logs, and recommendations on slope setbacks, foundation design, retaining wall design, material selection, and all other pertinent elements. If the evaluation involves geologic evaluations or interpretations, the report shall be reviewed and approved by a geologist. Further recommendations, additions or exceptions to the original report based on the plans, site conditions, or other supporting data shall be signed and sealed by the geotechnical engineer. If the geotechnical engineer who reviews the plans and specifications is not the same engineer who prepared the geotechnical report, the new engineer shall, in a letter to the City accompanying the plans and specifications, express his or her agreement or disagreement with the recommendations in the geotechnical report and state that the plans and specifications conform to his or her recommendations. If the site contains a geologic hazard regulated by the critical areas regulations, the preparation and content requirements of RMC 4-8-120D, Table 18 shall also apply. If the site is within a channel migration zone, within shoreline jurisdiction, the geotechnical report shall also include a geomorphic assessment by a Washington State licensed geologist with engineering geology or hydrogeology specialty license plus experience in conducting fluvial geomorphic assessments.



Final Wetland Mitigation Plan: A final wetland mitigation plan shall include:

a. Baseline Information: A written assessment and accompanying maps of the impacted wetland including, at a minimum, a wetland delineation by a qualified wetland specialist; existing wetland acreage; vegetative, faunal and hydrologic characteristics; an identification of direct and indirect impacts of the project to the wetland area and wetland functions; soil and substrata conditions; topographic elevations and compensation site. If the mitigation site is different from the impacted wetland site, the assessment should include at a minimum: existing acreage; vegetative, faunal and hydrologic conditions; relationship within the watershed and to existing water bodies; soil and substrata conditions; topographic elevations; existing and proposed adjacent site conditions; buffers; and ownership.

b. Environmental Goals and Objectives: A written report by a qualified wetland specialist shall be provided identifying goals and objectives of the mitigation plan and describing:

- i. The purposes of the compensation measures including a description of site selection criteria; identification of compensation goals; identification of target evaluation species and resource functions; dates for beginning and completion; and a complete description of the structure and functional relationships sought in the new wetland. The goals and objectives shall be related to the functions and values of the original wetland or, if out-of-kind, the type of wetland to be emulated; and
- ii. A review of the best available science and report author's experience to date in restoring or creating the type of wetland proposed shall be provided. An analysis

of the likelihood of success of the compensation project at duplicating the original wetland shall be provided based on the experiences of comparable projects, preferably those in the same drainage basins, if any. An analysis of the likelihood of persistence of the created or restored wetland shall be provided based on such factors as surface and ground water supply and flow patterns; dynamics of the wetland ecosystem; sediment or pollutant influx and/or erosion, periodic flooding and drought, etc.; presence of invasive flora or fauna; potential human or animal disturbance; and previous comparable projects, if any.

c. Performance Standards: Specific criteria shall be provided for evaluating whether or not the goals and objectives of the project are achieved and for beginning remedial action or contingency measures. Such criteria may include water quality standards, survival rates of planted vegetation, species abundance and diversity targets, habitat diversity indices, or other ecological, geological or hydrological criteria. These criteria will be evaluated and reported pursuant to subsection e of this definition, Monitoring and Maintenance Plan and Program. An assessment of the project's success in achieving the goals and objectives of the mitigation plan should be included along with an evaluation of the need for remedial action or contingency measures.

d. Detailed Techniques and Plans: Written specifications and descriptions of compensation techniques shall be provided including the proposed construction sequence, grading and excavation details; erosion and sediment control features needed for wetland construction and long-term survival; a planting plan specifying plant species, quantities, locations, size, spacing, and density; source of plant materials, propagates, or seeds; water and nutrient requirements for planting; where appropriate, measures to protect plants from predation; specification of substrata stockpiling techniques and planting instructions; descriptions of water control structures and water level maintenance practices needed to achieve the necessary hydroperiod characteristics; etc. These written specifications shall be accompanied by detailed site diagrams, scaled cross-sectional drawings, topographic maps showing slope percentage and final grade elevations, and any other drawings appropriate to show construction techniques or anticipated final outcome. The plan shall provide for elevations which are appropriate for the desired habitat type(s) and which provide sufficient hydrologic data. The City may request such other information as needed to determine the adequacy of a mitigation plan.

e. Monitoring and Maintenance Plan and Program: A program outlining the approach for monitoring construction and development of the compensation project and for assessing a completed project shall be provided in the mitigation plan.

- i. The plan, formatted to eight and one-half inches (8.5") by eleven inches (11"), shall include the following elements:
 - a. Operations and maintenance practices for protection and maintenance of the site; and
 - b. Monitoring and evaluation procedures, including minimum monitoring standards, measurable success criteria, and timelines (i.e., annual, semi-annual, quarterly); and
 - c. Contingency plan with remedial actions for unsuccessful mitigation.

ii. Monitoring may include, but is not limited to:

- a. Establishing vegetation plots to track changes in plant species composition and density over time;
- b. Using photo stations to evaluate vegetation community response;
- c. Sampling surface and subsurface waters to determine pollutant loading, and changes from the natural variability of background conditions (pH, nutrients, heavy metals);
- d. Measuring base flow rates and storm water runoff to model and evaluate hydrologic and water quality predictions;
- e. Measuring sedimentation rates;
- f. Sampling fish and wildlife populations to determine habitat utilization, species abundance and diversity; and
- g. A description shall be included outlining how the monitoring data will be evaluated by agencies that are tracking the progress of the compensation project. A monitoring report shall be submitted quarterly for the first year and annually thereafter, and at a minimum, should document milestones, successes, problems, and contingency actions of the compensation project. The compensation project shall be monitored for a period necessary to establish that performance standards have been met, but not for a period less than five (5) years.

f. Contingency Plan: Identification of potential courses of action, and any corrective measures to be taken when monitoring or evaluation indicates project performance standards are not being met.

g. Permit Conditions: Any compensation project prepared for mitigation pursuant to RMC 4-3-050G9e, Cooperative Wetland Compensation: Mitigation Banks, In-Lieu Fee Programs, or Special Area Management Programs (SAMP), and approved by the City shall become part of the application for project approval.

h. Demonstration of Competence: A demonstration of financial resources, administrative, supervisory, and technical competence and scientific expertise of sufficient standing to successfully execute the compensation project shall be provided. A compensation project manager shall be named and the qualifications of each team member involved in preparing the mitigation plan and implementing and supervising the project shall be provided, including educational background and areas of expertise, training and experience with comparable projects.

i. Surety Device: A surety device in one hundred fifty percent (150%) of the estimated cost of remedial actions if the mitigation plan is unsuccessful must be filed with the City of Renton.



Supplemental Stream/Lake Study (Final Mitigation Plan) Standard Stream/Lake Study:
The application shall include the following information:

a. Unclassified Stream Assessment: If the site contains an unclassified stream, a qualified biologist shall provide a proposed classification of the stream(s) based on RMC 4-3-050G7, Streams and Lakes, and a rationale for the proposed rating.

b. Analysis of Alternatives: A supplemental report, formatted to eight and one-half inches (8.5") by eleven inches (11"), prepared by a qualified biologist shall evaluate alternative methods of developing the property. The following alternatives shall be analyzed, including justification of the feasibility of each alternative:

- i. Avoid any disturbances to the stream, lake or buffer by not taking a certain action, by not taking parts of an action, or by moving the action;
- ii. Minimize any stream, lake or buffer impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce the impacts;
- iii. Rectifying the impacts by repairing, rehabilitating, or restoring the affected area;
- iv. Reducing or eliminating the adverse impact over time by preservation and maintenance operations over the life of the action;
- v. Compensate for any stream, lake or buffer impacts by replacing, enhancing, or providing similar substitute resources or environments and monitoring the impact and taking appropriate corrective measures.

c. Impact Evaluation:

- i. An impact evaluation for any unavoidable impacts prepared by a qualified biologist, to include:
 - a. Identification, by characteristics and quantity, of the resources (stream, lake) and corresponding functional values found on the site;
 - b. Evaluation of alternative locations, design modifications, or alternative methods of development to determine which option(s) reduce(s) the impacts on the identified resource(s) and functional values of the site;
 - c. Determination of the alternative that best meets the applicable approval criteria and identify significant detrimental impacts that are unavoidable;
 - d. Evaluation of the cumulative impacts on the system, to the extent that the site resources and functional values are part of a larger natural system such as a watershed;
 - e. Evaluation, for shorelines regulated by RMC 4-3-090, of how the preferred alternative achieves the standard of no net loss of ecological functions under RMC 4-3-090D2;
 - f. Evaluation of each of the mitigation plan criteria found in RMC 4-3-050L1, Mitigation Plan Required.
- ii. For a violation, the impact evaluation must also include:
 - a. Description, by characteristics and quantity, of the resource(s) and functional values on the site prior to the violations; and

- b. Determination of the impact of the violation on the resource(s) and functional values.

d. Mitigation Proposal Shall Include the Following:

- i. A site plan, at a scale approved by the City, containing all the elements of the site plan required in the standard stream and lake study, and the following:
 - a. Indication of where proposed mitigation or remediation measures will take place on the site;
 - b. Separate indication of areas where revegetation is to take place and areas where vegetation is anticipated to be removed;
 - c. Measures to protect trees on and abutting the site; and
 - d. Any other areas of impact with clear indication of type and extent of impact indicated on site plan.
- ii. A mitigation narrative, formatted to eight and one-half inches (8.5") by eleven inches (11"), addressing all of the following:
 - a. Resource(s) and functional values to be restored, created, or enhanced on the mitigation site(s);
 - b. Environmental goals, objectives, and performance standards to be achieved by mitigation;
 - c. Discussion of compliance with criteria or conditions allowing for the proposed stream/lake alteration or buffer reduction or buffer averaging, and a discussion of conformity to applicable mitigation plan approval criteria;
 - d. A review of the best available science supporting the proposed request for a reduced standard and/or the method of impact mitigation; a description of the report author's experience to date in restoring or creating the type of critical area proposed; and an analysis of the likelihood of success of the compensation project; and
 - e. Cost estimates for implementation of mitigation plan for purposes of calculating surety device.
- iii. For shorelines regulated by RMC 4-3-090, a discussion of how the proposed plans meet or exceed the standard of no net loss of ecological functions under RMC 4-3-090D2;
- iv. The proposed construction schedule.

e. Monitoring and Maintenance Plan: The plan, formatted to eight and one-half inches (8.5") by eleven inches (11"), shall include the following elements:

- i. Operations and maintenance practices for protection and maintenance of the site; and
- ii. Monitoring and evaluation procedures, including minimum monitoring standards, measurable success criteria, and timelines (i.e., annual, semi-annual, quarterly); and

iii. Contingency plan with remedial actions for unsuccessful mitigation.

f. Surety Device: A surety device in one hundred fifty percent (150%) of the estimated cost of remedial actions if the mitigation plan is unsuccessful must be filed with the City of Renton.

g. Permit Conditions: Any compensation project prepared for mitigation pursuant to RMC 4-3-050 and approved by the City shall become part of the application for project approval.

h. Demonstration of Competence: A demonstration of financial resources, administrative, supervisory, and technical competence and scientific expertise of sufficient standing to successfully execute the compensation project shall be provided. A compensation project manager shall be named and the qualifications of each team member involved in preparing the mitigation plan and implementing and supervising the project shall be provided, including educational background and areas of expertise, training and experience with comparable projects.



Flood Hazard Data: Please provide a scaled plan showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, and drainage facilities. Also indicate the following:

- Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;
- Elevation in relation to mean sea level to which any structure has been flood-proofed;
- Certification by a registered Professional Engineer or Architect the flood-proofing methods criteria in RMC 4-3-050G.4.c have been met; and

Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.



Biological Assessment/Critical Areas Study: All development projects located in a floodplain and projects with the potential to impact fish (Chinook salmon, bull trout, steelhead trout), unexpected, new, rare or other endangered species habitat (bald eagles) shall provide a biological assessment/critical area study. The purpose of this assessment is to determine whether a proposed action is likely to: (1) adversely affect listed or de-listed species or designated critical habitat; (2) jeopardize the continued existence of species that are proposed for listing, or unexpected, new or rare species; or (3) adversely modify proposed critical habitat. A biological assessment/critical area study is a written study that evaluates the proposal, all probable impacts and risks related to the critical area, and recommends appropriate mitigation measures to adequately protect the functions and values of the critical area, and preserve anadromous fish and their habitat.

The assessment/study shall be prepared by a person with experience and training in the scientific discipline appropriate for the relevant critical area in accordance with WAC 365-195-095(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, biological assessment, or related field, and have at least five (5) years of related work experience.

a. A qualified professional for wetlands must be a professional wetland scientist with at

least two (2) years of full-time work experience as a wetlands professional, including delineating wetlands using the federal manuals and supplements, preparing wetlands reports, conducting function assessments, and developing and implementing mitigation plans.

- b. A qualified professional for Habitat conservation must have a degree in biology or a related degree and professional experience related to the subject species.
- c. A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington.
- d. A qualified professional for Wellhead Protection Areas means a hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments.

The assessment/study shall use scientifically valid methods and studies in the analysis of critical area data and field reconnaissance and reference the source of the material used. Best available science is that scientific information applicable to the critical area prepared by local state or federal natural agencies or a qualified scientific professional that is consistent with the criteria established in WAC 395-195-900 through 365-195-925.

The assessment/study shall contain, at a minimum, the following information, as applicable:

- a. The name and contact information of the applicant;
- b. The dates, names, and qualifications of the persons preparing the assessment/study and documentation of any fieldwork performed on the site;
- c. A description of the proposal and identification of the permits requested;
- d. A site plan showing:
 - h. Identified critical areas, buffers and the development proposal with dimensions
 - i. Topography at two-foot (2') intervals;
 - j. Limits of any areas to be cleared/impacted; and
- k. A description of the proposed stormwater management plan for the development and consideration of impacts to drainage alterations;
- l. Accurate identification, location, and characterization of critical areas, water bodies, and buffers adjacent to the proposed project area or potentially impacted by the proposed project;
- m. A statement specifying the accuracy of the assessment/study, assumptions used in the assessment/study, and explaining how best available science has been incorporated;
- n. Determination of the degree of hazard and risk from the proposal both on the site and on surrounding properties;
- o. An assessment of the probable cumulative impacts to the critical areas, their buffers and other properties resulting from the proposal;
- p. An evaluation of the project's compliance with sections 7 and 9 of the Endangered Species Act;

- q. A description of reasonable efforts made to apply mitigation sequencing to avoid, minimize, and mitigate impacts to critical areas;
- r. Plans for adequate mitigation to offset any impacts and an explanation of how best management practices will be used to minimize impacts to critical area; and
- s. Recommendations for maintenance, short-term and long-term monitoring, contingency plans and security requirements.



Habitat Data Report: Habitat data reports include:

a. Site Plan: The site plan shall indicate:

- i. The vegetative cover types reflecting the general boundaries of the different plant communities on the site;
- ii. The exact locations and specifications for all activities associated with site development including the type, extent and method of operations;
- iii. Top view and typical cross-section views of critical habitat/wildlife habitat to scale;
- iv. The results of searches of the State Department of Fish and Wildlife's Natural Heritage and Non-Game Data System databases;
- v. The results of searches of the Washington State Department of Fish and Wildlife Priority Habitat and Species database.

b. Narrative Report: A narrative report shall be prepared to accompany the site plan which describes:

- i. The layers, diversity and variety of habitat found on the site;
- ii. The location of any migration or movement corridors;
- iii. The species typically associated with the cover types, including an identification of any critical wildlife species that might be expected to be found;
- iv. Identification of any areas that have been previously disturbed or degraded by human activity or natural processes;
- v. A summary of existing habitat functions and values, utilizing a habitat evaluation procedure or methodology approved by the City;
- i. vi. A summary of proposed habitat alterations and impacts and proposed habitat management program. Potential impacts may include but are not limited to clearing of vegetation, fragmentation of wildlife habitat, expected decrease in species diversity or quantity, changes in water quality, increases in human intrusion, and impacts on wetlands or water resources.

All Plans and Attachments are subject to Electronic File Standards

REVIEW PROCESS: Once the Final Planned Urban Development application is accepted, the Planning Division will mail a notice of development application to property owners within 300 feet of the project site and post the notice on the City's website. The submitted materials will be routed to those City departments having an interest in the application. Reviewers have approximately two weeks to return their comments to the Planning Division. All comments and any requests for revisions will be sent to the applicant. Once all comments have been addressed, the applicant re-submits the revised plans and/or documents for review. The time frame for Final Planned Urban Development processing is largely dependent upon application completeness and prompt turnaround time of revisions.

The Planning and Development Engineering Project Managers will ensure that all conditions of the Preliminary Planned Urban Development approval have been met.

APPEAL AND RECONSIDERATION PROCESS FOR DECISIONS: Any person, including the applicant, aggrieved by the granting or denial of an application, may make a written application for reconsideration to the Reviewing Official within 14 calendar days of the date of the decision. After review of the request, the Reviewing Official may take whatever action is deemed proper. The Reviewing Official's written decision on the reconsideration request will be mailed to all parties of record within 10 days from the date the request was filed. If any party is still not satisfied after a reconsideration decision has been issued, an appeal may be submitted within 14 days to the Clerk's Office.

An appeal may be filed without first requesting reconsideration by the Reviewing Official; however, it must be filed within 14 days of the date when the original decision was issued. See RMC 4-8-110 for further information on the appeal process and time frames.

INSTALLATION OF IMPROVEMENTS: Prior to the issuance of any occupancy permits, all common facilities, including but not limited to utilities, storm drainage, streets, recreation facilities, etc., shall be completed by the developer or, if deferred by the Administrator, assured through a security device to the City equal to the provisions of RMC 4-9-060, except for such common facilities that are intended to serve only future phases of a planned urban development. Any common facilities that are intended to serve both the present and future phases of a planned urban development shall be installed or secured with a security instrument as specified above before occupancy of the earliest phase that will be served. At the time of such security and deferral, the City shall determine what portion of the costs of improvements is attributable to each phase of a planned urban development.

EXPIRATION: Expiration of an approved preliminary plan shall be defined as failure to satisfy the time limits or other requirements of submitting a final plan application. Expiration of an approved final plan planned urban development shall be defined as failure to initiate construction of a planned urban development or failure to submit a complete building permit application within the approved final plan time limits. Expiration can only occur if no on-site construction has begun or the expiration of building permits has occurred. (Ord. 5519, 12-14-2009)

REMAINING PRELIMINARY PHASES WITH COMPLETION OF ONE PHASE: Approval of a final plan for any phase of the approved preliminary plan shall constitute an extension for two (2) years of the remainder of the preliminary plan from the effective date of action on the final plan. (Ord. 5519, 12-14-2009; Ord. 5571, 11-15-2010; Ord. 5676, 12-3-2012)