

MEMORANDUM

To:	Chris Howell	From:	Eric P. Tuazon
Firm:	Renton Historical Society	Date:	September 1, 2024
Copy:		Pages:	11
Project:	117 Park Ave North - RHS Collections Building	Subject:	Initial Review of City of Renton Land Use and Development Records

Dear Chris,

As discussed during our 8/18/2024 walkthrough and meeting at the Renton Historical Society (RHS) Collections Building, you indicated the Board of Directors sought to identify if expansion of the current facility, via a first floor or second floor addition, or complete reconstruction, was feasible. I've completed my initial research into the building's history and the City of Renton (COR) land use and development standards to determine if expansion of the facility appears feasible from a land use and zoning perspective. *This effort is considered a preliminary "planning-level" review only, and no specific design concepts were contemplated nor created. I am not an architect or planner and performing this type of review is outside of my expertise.* This disclaimer aside, I believe I've found important information regarding the property that the Board of Directors should be aware of as they consider the future use of the building and the long term needs of RHS.

I. Property Information:

The property information in this memo is available from the following City of Renton (COR) Map data:

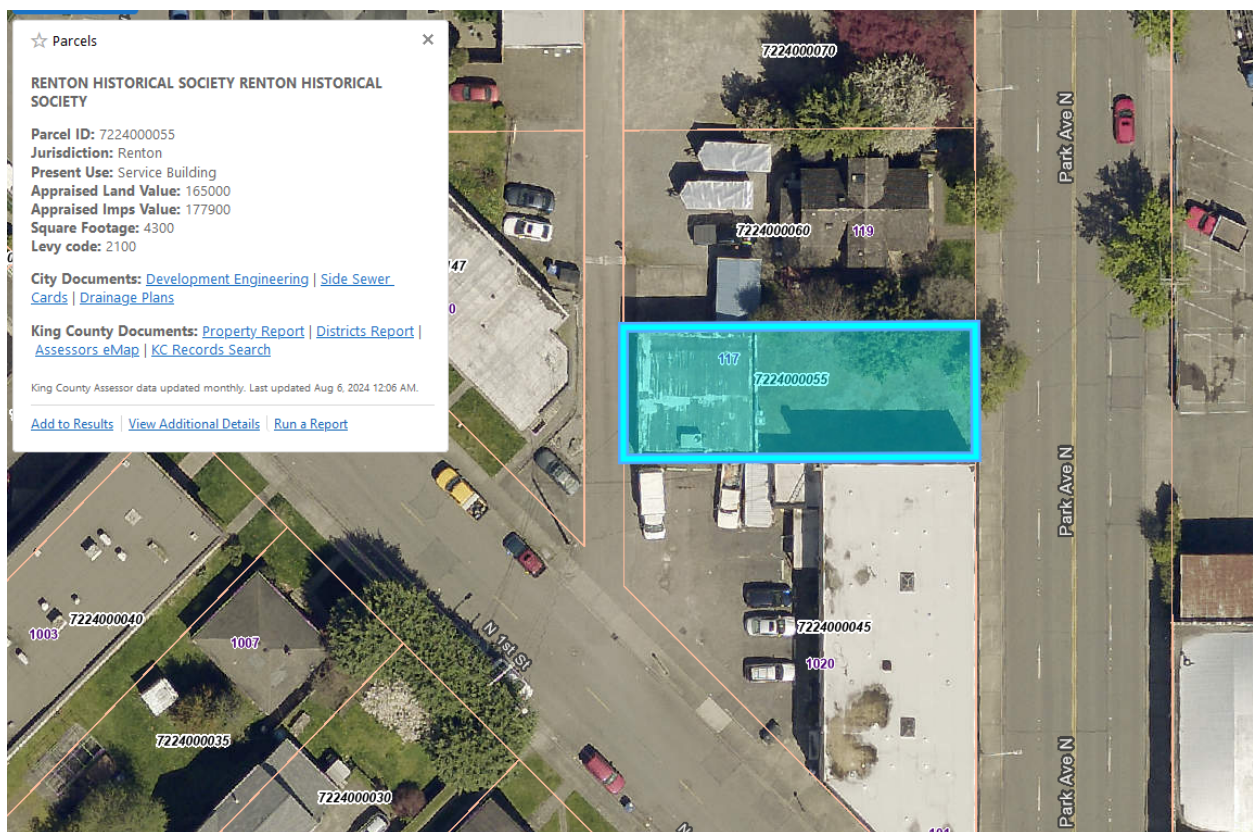
https://www.rentonwa.gov/city_hall/executive_services/Information_technology/maps_g_i_s_data
<https://maps.rentonwa.gov/Html5viewer/Index.html?viewer=cornaps>

117 Park Ave, Renton, WA 98057
RENTON HISTORICAL SOCIETY

Parcel Identification Number	7224000055
Account Number	722400005509
Tax Payer Name	RENTON HISTORICAL SOCIETY
Taxpayer Attention Line	N/A
Tax Payer Address	235 MILL AVE S
Tax Payer City	RENTON
Tax Payer State	WA
Tax Payer Postal Zip	98055
Levy Code	2100
Tax Status	X

Bill Year	2024
New Construction	N
Taxable Value Reason	NP
Appraised Land Value	165000
Appraised Improvement Value	177900
Taxable Land Value	0
Taxable Improvement Value	0
Property Name	RENTON HISTORICAL SOCIETY

Plat Name	RENTON FARM PLAT
Plat Lot	3
Plat Block	2
Present Use	Service Building
Quarter – Section	NW17
Section	17
Quarter Section	NW
Township	23
Range	05
Square Feet	4,300 (note: this is the lot size)
Legal Description	RENTON FARM PLAT S 40 FT
COR Data Processed Date	Aug 6, 2024 12:06 AM



II. Prior Planning Activity:

There is a record of a previous planning activity with plan number PRE21-000249 (<https://permitting.rentonwa.gov/#/plan/658429b4-fc7b-4d98-bf47-fc8897792893>). It describes that a “Pre-Application Meeting” took place in July 2021 with the following project description:

Replacement of old 1,440 sq ft building on west side of lot abutting an alley with new 4,960 sq ft (2 stories with 2,480 sq ft per floor) on east side of lot abutting Park Avenue N.

The screenshot displays the City of Renton Civic Access Self-Service Portal for Plan Number PRE21-000249. The page includes a navigation bar with links like Home, Apply, Today's Inspections, Fee Estimator, Search, I want to..., and Portal HELP. The main content area shows the plan details, including the Type (Pre-Application Meeting), Status (Complete), Project Name, Applied Date (07/02/2021), Expiration Date, District (City Center), Completion Date (07/29/2021), and Description (Replacement of old 1,440 sq ft building on west side of lot abutting an alley with new 4,960 sq ft (2 stories with 2,480 sq ft per floor) on east side of lot abutting Park Avenue N.). Below the details, there are tabs for Summary, Locations, Fees, Reviews, Attachments, Contacts, Sub-Records, and More Info. The Summary tab is active, showing a Progress section with a 100% Completed status, a Fees section with a \$0.00 amount, and a Workflow section with two completed steps: Submittal Routing (Passed: 07/29/2021) and Pre-application Meeting (Passed: 07/29/2021). The Available Actions section shows 'No Actions'.

The applicant was listed as Dan Clawson with Renton Historical Society. Exhibits, sketches, or other data used in the pre-application meeting are not available on the COR website, but I believe the documentation could be requested from the City by the current RHS Board of Directors if the information is not already part of the RHS files. Of primary interest would also be the review comments made by the City of Renton to RHS based on this meeting, as it would indicate the major items the COR identified with new construction on the property. There was no conditional use permit ever issued.

Additional information from this permit activity is as follows:

Application

Project Name: Renton Historical Society Collections Building Replacement

What is the existing use? Storage for Renton History Society collections not currently on display at the museum, records, and miscellaneous items related to museum operation. Use includes cleaning, sorting, and restoring collections.

What is the proposed use? The present use would continue.

What is the proposed access to the property? Pedestrian access would be from a door on the East side of the building near the sidewalk on Park Ave N and also a door on the West side of the building opening to parking from the alley. Trucks would access a large loading door from the parking lot on the alley.

What is the # of existing on-site parking spaces? None.

What is the # of proposed on-site parking spaces? Three standard plus one ADA.

Are there any wetlands or streams located on-site or off-site within 100 feet of the property?

Wetlands/streams on- or off-site within 100 ft? No

If yes, please explain: -

From the contacts on the previous screen, please indicate who the City should contact to schedule the pre-application meeting. Be sure that the person you enter here is also a contact on the 'Contact' screen. If necessary, click 'Back' (lower left) to go back to the 'Contacts' screen.

Contact Person: Dan Clawson

Is there anything else you would like to add? -

III. Other Permit History:

- In Dec 2003, permit 2255238 indicates the building was occupied by Scotty's Detailing, which had an operational permit as required by the International Fire Code (IFC) for painting operations (573 Motor Vehicle Repair, Paint Shop). (<https://permitting.rentonwa.gov/#/permit/0e913340-e381-4deb-b1a5-1dfb4c980011?tab=moreinfo>)
- In Jan 2009, permit B090019 indicates the following work was completed: INSTALL GRID CEILING IN RENTON HISTORICAL SOCIETY ANNEX / O.T.C. PER LM S.T.F.I. (<https://permitting.rentonwa.gov/#/permit/c11fe67f-57b3-485b-a95a-de7d84b5d26f>)
- In Jan 2009, permit E090061 indicates the following work was completed: 125 AMP PANEL REPLACEMENT 50 A FUSE BOX FOR NEW BREAKER PANEL & NEW LIGHTS/RENTON HISTORICAL SOCIETY ANNEX (<https://permitting.rentonwa.gov/#/permit/9ad0d44c-f4ab-4088-b367-d2b3b8f266dd>)
- In Jan 2009, permit M090023 indicates the following work was completed: GAS/ELEC HTG-AC ROOF UNIT/RENTON HISTORICAL SOCIETY ANNEX (<https://permitting.rentonwa.gov/#/permit/ff4eb86f-b54f-469e-9115-39a38b63ac0b>)


- In April 2010, permit E100477 indicates the following work was completed: LOW VOLT SECURITY SYSTEM FOR RENTON HISTORICAL MUSEUM STORAGE BLDG (OLD SCOTTY'S AUTOBODY BLDG) (<https://permitting.rentonwa.gov/#/permit/7cc91a4f-0760-405c-9852-243d9b1f5b85>)

IV. Other Building Information:

The following are additional screenshots from the COR GIS map:

PARCEL	
Parcel Number	722400-0055
Name	RENTON HISTORICAL SOCIETY
Site Address	117 PARK AVE N 98057
Legal	RENTON FARM PLAT S 40 FT

BUILDING	
Year Built	1951
Building Net Square Footage	1440
Construction Class	MASONRY
Building Quality	AVERAGE
Lot Size	4300
Present Use	Service Building
Views	No
Waterfront	



PARCEL DATA			
Parcel	722400-0055	Jurisdiction	RENTON
Name	RENTON HISTORICAL SOCIETY	Levy Code	2100
Site Address	117 PARK AVE N 98057	Property Type	C
Geo Area	75-40	Plat Block / Building Number	2
Spec Area		Plat Lot / Unit Number	3
Property Name	RENTON HISTORICAL SOCIETY	Quarter-Section-Township-Range	NW-17-23-5

Legal Description

RENTON FARM PLAT S 40 FT PLat Block: 2 Plat Lot: 3
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LAND DATA	
Highest & Best Use As If Vacant	COMMERCIAL SERVICE
Highest & Best Use As Improved	PRESENT USE
Present Use	Service Building
Land SqFt	4,300
Acres	0.10

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	CA
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views	
Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront	
Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations	
Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances	
Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems	
Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental	
Environmental	NO

Designations		Nuisances	
Historic Site		Topography	
Current Use	(none)	Traffic Noise	
Nbr Bldg Sites		Airport Noise	
Adjacent to Golf Fairway	NO	Power Lines	NO
Adjacent to Greenbelt	NO	Other Nuisances	NO
Other Designation	NO	Problems	
Deed Restrictions	NO	Water Problems	NO
Development Rights Purchased	NO	Transportation Concurrency	NO
Easements	NO	Other Problems	NO
Native Growth Protection Easement	NO	Environmental	
DNR Lease	NO	Environmental	NO

SALES HISTORY							
Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
<u>2351286</u>	<u>20080620000668</u>	6/20/2008	\$270,000.00	BARR THOMAS+SOPHIA MCHARDY	RENTON HISTORICAL SOCIETY	Statutory Warranty Deed	None
<u>1546825</u>	<u>199705301597</u>	5/21/1997	\$130,000.00	BARR THOMAS+MCHARDIE SOPHIA	SYTH BONITA L	Statutory Warranty Deed	None

REVIEW HISTORY	
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PERMIT HISTORY	
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HOME IMPROVEMENT EXEMPTION	
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V. Land Use and Zoning

The building is currently in the CA (Commercial Arterial) zoning district. Compliance with the zoning code would apply to any new construction application, such as an addition to the existing building or an entirely new structure. The CA zone is defined as follows:

RMC Title 4 Development Regulations

Zoning Districts

CA - Commercial Arterial

COMMERCIAL ARTERIAL ZONE (CA):

The purpose of the Commercial Arterial Zone (CA) is to evolve from “strip commercial” linear business districts to business areas characterized by enhanced site planning and pedestrian orientation, incorporating efficient parking lot design, coordinated access, amenities and boulevard treatment with greater densities. The CA Zone provides for a wide variety of retail sales, services, and other commercial activities along high-volume traffic corridors. Residential uses may be integrated into the zone through mixed-use buildings. The zone includes the designated Automall District. (Ord. 5191, 12-12-2005; Ord. 5355, 2-25-2008; Ord. 5437, 12-8-2008; Ord. 5744, 1-12-2015)

Regarding specific uses, the following tables describe the specific uses permitted in the CA zone:

RMC 4-2-060 Zoning Use Table

USES:	RESIDENTIAL ZONING DESIGNATIONS									INDUSTRIAL			COMMERCIAL ZONING DESIGNATIONS							
	RC	R-1	R-4	R-6	R-8	RMH	R-10	R-14	RMF	IL	IM	IH	CN	CV	CA	CD	CO	COR	UC-1	UC-2
M. STORAGE																				
Bulk storage										P29	P29	P29								
Hazardous material storage, on site or off site, including treatment										H24	H24	H24								
Fulfillment center										AD11	AD11									
Outdoor storage, existing										P29	P29	P29			P64					
Outdoor storage, new										P29	P29	P29			P64					
Self-service storage										AD29	P59	P			H17					
Vehicle storage											AD29	AD29			AD29					
Warehousing										AD11	AD11	AD11								
Warehousing and distribution											AD11	AD11								

USES:	RESIDENTIAL ZONING DESIGNATIONS									INDUSTRIAL			COMMERCIAL ZONING DESIGNATIONS							
	RC	R-1	R-4	R-6	R-8	RMH	R-10	R-14	RMF	IL	IM	IH	CN	CV	CA	CD	CO	COR	UC-1	UC-2
G. OTHER COMMUNITY AND PUBLIC FACILITIES																				
Cemetery		H	H	H	H	H	H	H	H	H	H	H	H		H	H	H	H		
Religious institutions	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H
Social service organizations								H	H	H	H	H	H	H	H	H	H12	H21	H82	H82
Private club, fraternal organizations		H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H12	H21	H82	H82
City government offices		AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	AD	P	AD	AD	AD
City government facilities	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H	H
Community health engagement location (CHEL)																				
Jails, existing municipal																	P			
Diversion facility											H71	H71								
Secure community transition facilities											H71	H71								
Other government facilities							H	H	H	H	H	H	H	H	H	H	H	H	H	H
Other government maintenance facilities											H	H								
Other government offices								AD42		P	P	P	AD	P112	P	P	P	P	P92	P92
Homeless services use		H					H	H		H	H	H		H			H	H	H	H
COVID-19 deintensification shelter										P101	P101	P101		P101	P101		P101			

Blank=Not Allowed	P#=Permitted	AD=Administrative Conditional Use	AC=Accessory Use
P=Permitted Use	provided condition can be met	H=Hearing Examiner Conditional Use	#=Condition(s)
Uses may be further restricted by: RMC 4-3-020, Airport Related Height and Use Restrictions; RMC 4-3-040C, Uses Permitted in the Renton Autotall Improvement District; RMC 4-3-050, Critical Areas Regulations; RMC 4-3-090, Shoreline Master Program Regulations			

The highlighted areas of the table indicate the different categories that the RHS Collections Building might be considered by the COR. If the building is considered warehousing or warehousing and distribution, it would be problematic as such uses are not allowed in the CA zone and a formal variance would be required. If it were considered a social service organization or a city government facility, it would require a hearing examiner condition use approval.

VI. Other Regulations

Parking

RMC 4-4-080 provides regulations for parking, loading, and driveways.

<https://www.codepublishing.com/WA/Renton/#!/Renton04/Renton0404/Renton0404080.html#4-4-080>

For warehousing and indoor storage buildings, RMC requires a minimum and maximum of 1.0 parking space per 1,500 square feet of net floor area.

In contrast, for a cultural facility (i.e. a museum), RMC requires a minimum and maximum of 40 spaces per 1,000 square feet. This makes it infeasible to use the property for a museum.

VII. Summary

The following is a summary of findings from this preliminary property, land use, and development review:

Records indicate the existing building was sold to RHS in June 2008. Prior to it being sold, in 2003 it was Scotty's Detailing, an auto service building with a paint spraying operation and other auto related service work. City maps still show the building as housing a "Service" business.

In July 2021, there was a Pre-Application Meeting with the City to discuss a potential project to replace the 1,440 sq ft building with a new 4,960 sq ft (2 stories with 2,480 sq ft per floor) located on east side of the lot abutting Park Avenue N. There was no conditional use permit issued.

The building is currently in the CA zone, which does not allow warehousing and bulk storage, but if the facility was considered a "social service organization" or "city or government facility," a building addition or replacement might be permitted via a hearing examiner conditional use process. A "hearing examiner conditional use" approval can be costly and time consuming compared to a project that meets the prescriptive zoning regulations.

While parking spaces are not formally established on the site, a building addition or building replacement would likely require paved and striped parking per RMC design standards.

The addition of paved surfaces, plus the new roof area resulting from an addition or new construction, would likely trigger a requirement to manage rainwater to city drainage facilities. The building does not currently have a storm drainage connection. It is unknown what impact this might have on a project.

The property is relatively small (4,300 SF) and if the storage building was rebuilt it is unknown what the maximum lot coverage size would be permitted. The July 2021 Pre-Application Meeting appears to have proposed a 4,960 SF building (2,480 SF per floor footprint). While a two story building can increase the size of small-footprint building, the provision for a code compliant exit stair, mechanical and electrical equipment, and potentially ADA restroom and elevator, would reduce the usable area and the cost efficiency of new construction.

The July 2021 Pre-Application Meeting should have resulted in comments from the COR establishing their zoning and land use review findings. It would be very useful to obtain this information to determine the feasibility of such a project for future planning efforts.

Considering the high cost of materials, labor, and construction in the current market (September 2024), my preliminary opinion is that the existing building as it stands likely represents the "best use" of the property. Constructing a building addition or razing the existing building and constructing a new structure would trigger compliance with current land use, zoning, and building code requirements. While these codes are intended to benefit the health, safety, and welfare of the public and building occupants, as a museum collections storage facility many of the requirements will appear to be inconsistent with RHS goals to provide a simple, cost efficient, and secure collections storage facility. I believe it may be better value to acquire another existing storage building that would meet RHS goals. If a new property is acquired, the existing facility could either be maintained as supplemental storage space or sold.

If additional temporary storage is the primary need, an alternative option might be to rent a storage container(s) and apply for a special permit from the COR to temporarily locate it on the currently vacant west side of the property. Shipping containers, connex boxes, or “pods” are typically not heated or conditioned, but are of weatherproof heavy steel construction and might be suitable as an interim storage solution. One such vendor is Pods (<https://www.pods.com/>) but it appears to be a competitive industry and there likely other suppliers.

Please feel free to contact me with any questions or to discuss any of these comments further. Thank you.

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