



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: September 21, 2016
LAND USE NUMBER: LUA16-000614, ECF, SM
PROJECT NAME: Southport Shoreline Modifications

PROJECT DESCRIPTION: The applicant, SECO Development, Inc., is requesting Environmental (SEPA) Review and approval of a Shoreline Substantial Development Permit to repair a degraded bulkhead and install two (2) separate grated floats for small watercraft on the shore of Lake Washington, a Shoreline of Statewide Significance. The proposed project site is located at the Southport development at 1053 and 1083 Lake Washington Blvd N (APN 0523059075, 0523059076 and 0823059216) in Renton, WA in the Urban Center zone (UC). The construction activities are expected to take approximately 45 days. The project includes the following modifications: add a 2,013 sf grated ramp and float to the eastern shoreline and a 528 sf grated ramp and float near the western shoreline; install a grated decking over 360 feet of repaired bulkhead; abandon a recently removed 164-foot long floating walkway/log boom; remove several logs resting against the bulkhead; anchor and link logs from log boom western attachment piling; extract roughly 101 derelict piles, two (2) dolphins piles (total of 14 piles) and two (2) finger piers via vibratory extraction method as mitigation; and install a pump-out facility along the existing western wharf. Materials would be transported to and from the site by supply and debris barges and materials on site.

The bulkhead repair includes removing the outermost row of rounded timber piles (approx. 20). Followed by cutting the inner row of rounded timber piles supporting the bulkhead below the low water line and fitted with a steel sleeve. In places where the timber piles are missing within the inner row, a new 8"-diameter steel piles would be driven. A new timber waler would be added to the waterward side of the steel sleeved pile. Existing anchors would be reconnected or replaced. The inner timber sheet pile would be cut below the low water line and a steel plate would be secured to the timber sheet pile with bolts and filled with concrete. The project is designed to improve fish habitat and prevent further creosote leaching from the piles into Lake Washington and enhance public shoreline access and recreational opportunities.

The project is located in a high seismic area, Lake Washington Reach H and the Aquatic Overlay District. The site is designated as Shoreline High Intensity by the Shoreline Master Program. No trees and/or vegetation would be removed as a result of the project.

PROJECT LOCATION: 1053 and 1083 Lake Washington Blvd N

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: August 16, 2016

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Southport Shoreline Modifications/LUA16-000614, ECF, SM

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____



NOTICE OF COMPLETE APPLICATION: September 20, 2016

APPLICANT: SECO Development Inc., 1083 Lake Washington Blvd N. Suite 50, Renton, WA 98056

PROJECT CONTACT PERSON: Kenny Booth, The Watershed Company / 750 Sixth Street South / Kirkland, WA 98033/ 425-822-5242/ kbooth@watershedco.com

Permits/Review Requested: Environmental (SEPA) Review and Shoreline Substantial Development

Other Permits which may be required: Building Permit, Construction Permit, Water Quality Certification and Coastal Zone Management Consistency Determination (DOE), and Hydraulic Project Approval (WDFW)

Requested Studies: Lake Study, Biological Evaluation for Fish and Wildlife Species, and Structural Observation Report.

Location where application may be reviewed: Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

CONSISTENCY OVERVIEW:
Zoning/Land Use: The subject site is designated **Commercial & Mixed Use (CMU)** on the City of Renton Comprehensive Land Use Map and **Urban Center (UC)** on the City's Zoning Map.

Environmental Documents that Evaluate the Proposed Project: Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation: The project will be subject to the City's SEPA ordinance, RMC 4-2-120A, RMC 4-3-090, RMC 4-9-070, and other applicable codes and regulations as appropriate.

Proposed Mitigation Measures: The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- ***The applicant shall comply with the recommendations included in the Lake Study narrative, prepared by The Watershed Company, dated August 2016.***
- ***The applicant shall comply with the recommendations included in the Biological Evaluation for Fish and Wildlife Species narrative, prepared by The Watershed Company, dated June 2016.***

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Southport Shoreline Modifications/LUA16-000614, ECF, SM

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TELEPHONE NO.: _____

Comments on the above application must be submitted in writing to Clark H. Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on October 5, 2016. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. A copy of the subsequent threshold determination is available upon request.

CONTACT PERSON: Clark H. Close, Senior Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

