

ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

PROJECT NUMBER: LUA17-000169, ECF, SA-H, MOD, MOD, MOD

APPLICANT: Jordan Salisbury, Blue Fern Development, LLC / 11232 120th Ave
NE, Ste 204, Kirkland, WA 98033

PROJECT NAME: Earlington Townhomes

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Site Plan Review, Environmental (SEPA) Review, a street modification, a refuse and recycling modification, and a wall plate height modification to construct 62 attached single-family townhomes called Earlington Townhomes. The 4.16-acre irregularly shaped site is located at 8074 S 132nd St (APN's 214480-0487, -0488, -0500, -0285, and -0295) in the Residential-14 zoning district. The residential density is 17.77 dwelling units per net acre. Access to the townhomes would be from S 132nd St. The site includes slopes down to the south with moderate inclinations and overall vertical relief of approximately 70 feet. The site plan would take advantage of the sloping topography. Garages would be access via private alleys and all of the townhomes would be alley-loaded. The soils consist of sand with silt and gravel fill and native soils indicative of Vashon Recessional Outwash (Qvr) and Lodgement Till (Qvt). Preliminary estimates of cut and fill include 15,100 cubic yards and 3,700 cubic yards, respectively. The site contains greenhouses, a shop, a utility building and a single family detached home, landscaping, gravel driveways, and parking areas. All of the existing structures would be demolished as part of the proposed project. No wetlands or streams are located on or adjacent to the property. There is a small drainage that runs east-west and is approximately 175 feet south from the southwest corner of the subject property and approximately 350 feet from the southeast corner. The developed site would continue to drain to the south to S 132nd St and into the existing public stormwater drainage system, which is a natural discharge location for the site. The site is located in the West Lake Washington drainage basin and stormwater would be met with a stormwater detention vault followed by a media filter vault with Level 2 Flow Control standards. The site contains 57 significant trees, all of which are proposed to be removed. The project would replant a minimum of 66 replacement trees at 2 caliper inches each to comply with the 20% tree retention requirement. Construction is estimated to begin during the summer of 2018. The applicant has submitted a Preliminary Technical Information Report, Traffic Impact Analysis, Arborist Report, Wetland and Stream Reconnaissance, Letter of Understanding of Geologic Risk, and a Geotechnical Engineering Report with the application.

PROJECT LOCATION: 8074 S 132nd St, Renton, WA 98178-4946

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT


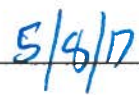

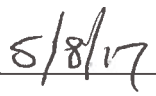

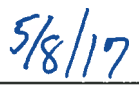
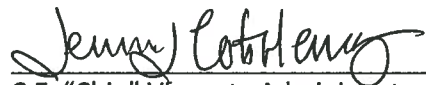



Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on May 26, 2017. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: MAY 12, 2017

DATE OF DECISION: MAY 8, 2017

SIGNATURES:

 _____ Gregg Zimmerman, Administrator Public Works Department	 _____ Date	 _____ Rick M. Marshall, Administrator Fire & Emergency Services	 _____ Date
 _____ Kelly Beymer, Administrator Community Services Department	 _____ Date	 _____ C.E. "Chip" Vincent, Administrator Department of Community & Economic Development	 _____ Date