

ENVIRONMENTAL REVIEW COMMITTEE MEMO

APPLICATION NUMBER: LUA14-000645, SA-A, SM, MOD, MOD

APPLICANT: Hotel at Southport, LLC

PROJECT NAME: Southport Hotel

DESCRIPTION OF PROPOSAL: The applicant is requesting a Minor Master Site Plan Modification, Site Plan Review, Shoreline Substantial Development Permit, and a Parking Modification for the construction of a 325,500 square foot, 350 guest room hotel with associated meeting rooms, exercise facility, spa, restaurant, and support facilities. The property is located within the Urban Center North (UCN) land use designation and the Urban Center North - 2 (UCN-2) zoning classification. However, the proposal is vested to: COR-3 zoning classification as part of the Southport Development Planned Action FSEIS (September 9, 1999); the Southport Level II Master Plan and Shoreline Development Permit (LUA99-189, SA-A, SM); and subsequent Master Site Plan Modification (dated February 4, 2008). The approximate 11 acre site is currently vacant and contains a gravel parking lot. The hotel would be setback 50 feet from the Lake Washington ordinary high water mark (OHWM) and would have an approximate height of 75 feet within 100 feet of the OHWM and is 125 feet in height as it recedes from the shoreline. The applicant is proposing an interim surface parking lot containing 487 parking spaces on the Southport Office Building site (LUA00-156) until such time the approved offices are constructed. Permanent parking would be provided within shared use parking garages within the office buildings once constructed. The applicant is requesting a modification from RMC 4-4-080 in order to exceed the maximum number of parking stalls allowed by code. Access to the site is proposed from Lake Washington Blvd via an internal road network to the overall Southport Development site. The site is located within the Shoreline Jurisdiction.

A Final Supplemental Environmental Impact Statement (FSEIS) and mitigation document was issued for the Southport Planned Action in September 1999. Ordinance #4804 was adopted by the City Council in October 1999 designating a Planned Action of the subject site. The objective of the Southport Planned Action SEIS was to complete the environmental review upfront on the overall conceptual master site plan. Project applications and development phases are then allowed to proceed without additional environmental review provided the proposed development is consistent with the plan alternatives and level of development that was analyzed in the EIS process.

On April 4, 2000, the City determined that the Southport Master Site Plan was consistent with both the range of plan alternatives that were evaluated in the EIS and with the development levels or parameters as specified in the Planned Action Ordinance. The City approved a minor modification to the Master Site Plan on February 4, 2008. The City also determined that the modified Southport Master Site Plan (2008) was consistent with both the range of plan alternatives that were evaluated in the EIS and with the development levels or parameters as specified in the Planned Action Ordinance.

LOCATION OF PROPOSAL: 1083 Lake Washington Blvd

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

**DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT**

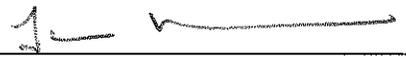
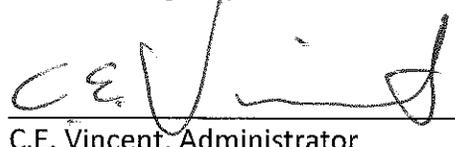


Upon determination by the City's Environmental Review Committee that the proposal meets the criteria outlined in the Planned Action Ordinance (Ordinance #4804) and qualifies as a planned action, the proposal shall not require a SEPA threshold determination, preparation of an EIS, or be subject to further review pursuant to SEPA.

The City's Environmental Review Committee has determined the proposed minor modification is consistent with the Master Site Plan which has been designated as a "planned action", pursuant to RCW 43.21C.030, as it meets all of the following conditions:

✓	The proposal is located within the Southport Planned Action Area.
✓	The proposed uses and activities are consistent with those described in the Planned Action EIS and Planned Action Qualifications.
✓	The proposal is within the Planned Action thresholds and other criteria of the Planned Action Qualifications.
✓	The proposal is consistent with the City of Renton Comprehensive Plan and applicable zoning regulations if all conditions of approval are met.
✓	The proposal's significant adverse environmental impacts have been identified in the Planned Action EIS.
✓	The proposal's impacts have been mitigated by application of the measures identified in Ordinance #4804, and other applicable City regulations, together with any modifications or variances or special permits that may be required.
✓	The proposal complies with all applicable local, state and/or federal laws and regulations, and the Environmental Review Committee determines that these constitute adequate mitigation.
✓	The proposal is not an essential public facility as defined by RCW.36.70A.200(1).

SIGNATURES:

 _____ Gregg Zimmerman, Administrator Public Works Department	7/14/14 _____ Date	 _____ Mark Peterson, Administrator Fire & Emergency Services	7/14/14 _____ Date
 _____ Terry Higashiyama, Administrator Community Services Department	7/14/14 _____ Date	 _____ C.E. Vincent, Administrator Department of Community & Economic Development	7/14/14 _____ Date