



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 4, 2014

LAND USE NUMBER: LUA14-001148, ECF, LLA, MOD, SA-H

PROJECT NAME: My Dental Mixed Use

PROJECT DESCRIPTION: The applicant is requesting Environmental (SEPA) Review, Hearing Examiner Site Plan Review, a Lot Combination of three parcels to create one 13,948 sf site, and Parking and Landscaping Modifications for a 3-story mixed-use structure on existing lots addressed 521, 525, and 529 Park Ave N within the CA zone. The proposed building's first two floors would contain 7,487 sf of commercial space (6,397 sf dental office and 1,087 retail) and the upper floor would contain 7 multi-family units with a site density of 24 du/ac. The existing four buildings would be demolished. Access to the site would be gained through the public alley at the east and a curb cut from Park Ave N at the west. Right-of-way dedication along Park Ave is required as well as installation of street frontage improvements. Documents submitted include environmental checklist, traffic study, geotechnical and drainage reports, and parking, landscape, and tree retention analysis.

PROJECT LOCATION: 521, 525, 529 Park Ave 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 25, 2014

NOTICE OF COMPLETE APPLICATION: September 4, 2014

APPLICANT/PROJECT CONTACT PERSON: Xiaoli Stoyanov

Permits/Review Requested: Environmental (SEPA) Review, Lot Combination, Site Plan Review, Modifications

Other Permits which may be required: Building Permit, Construction Permit, Fire Permit, Sign Permit

Requested Studies: Drainage Report, Geotechnical Report, Landscape & Parking Analysis, and Traffic Impact Statement

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

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.: My Dental Mixed Use/LUA14-01148

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____



PUBLIC HEARING:

Public hearing is tentatively scheduled for **October 28, 2014** before the Renton Hearing Examiner in Renton Council Chambers at 11:00 AM on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:

Zoning/Land Use:

The subject site is designated **Commercial Corridor** on the City of Renton Comprehensive Land Use Map and **Commercial Arterial (CA)** 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; 4-3-100; 4-4-070**; 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.

- Comply with recommendations from Geotechnical and drainage reports including erosion control.

Comments on the above application must be submitted in writing to Kris Sorensen, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on September 18, 2014. This matter is also tentatively scheduled for a public hearing on **October 28, 2014, at 11:00 am**, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please 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.

CONTACT PERSON: Kris Sorensen, Associate Planner; Tel: (425) 430-6593; Eml: ksorensen@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

