



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: December 30, 2014

LAND USE NUMBER: LUA14-001641, ECF, SA-H, CU-H, MOD

PROJECT NAME: Storage One on 4th Expansion

PROJECT DESCRIPTION: The applicant, Urban Self Storage, Inc., is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, SEPA Environmental Review, and a modification for a 3-story building totaling 66,767 gross square feet with roughly 2,123 square feet of net rentable retail space and roughly 44,063 square feet of net rentable self-storage space. The vacant 1.83 acre site is located on the south side of NE 4th St just west of the intersection of NE 4th St and Field Pl NE. The approximate address is 4815 NE 4th Street and the project site consists of two parcels (APN 1523059002 and APN 1523059178). The project site is located within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zone and would have a height of 38'-4". Access is served by right-in/right-out only. Interior circulation includes a two-way drive aisle from the west side of the lot that serves 25 surface parking stalls. There is also an additional 20' wide fire lane that would serve the east side of the building for emergency access only. The site contains one Category 3 wetland and one Class IV drainage channel located on the eastern portion of the property. There are a total of 42 significant trees onsite and the applicant is proposing to retain 30 trees in the critical areas and buffers.

The applicant submitted a Geotechnical Study conducted by GEOTECH Consultants, Inc. on May 29, 2014; a Traffic Analysis by Transportation Engineering NorthWest prepared on September 10, 2014; a Preliminary Technical Information Report by Barghausen Consulting Engineers, Inc. prepared on December 9, 2014; and a Wetland Delineation and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants LLC on September 4, 2014. Proposed off-site improvements include half-street frontage improvements on the south side of NE 4th St, including a 5-foot wide landscaped planter, a 5-foot wide sidewalk, and applicable storm improvements. A refuse and recycle modification, from RMC 4-4-090, is being requested in order to reduce the size of the required deposit and collection area. The proposal also includes an 18,200 cubic foot stormwater detention pond on the second parcel at the southwest portion of the site.

PROJECT LOCATION: Approximately at 4815 NE 4th Street (APNs 152305-9002 and -9178).

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: December 22, 2014

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.: Storage One on 4th Expansion / LUA14-001641, ECF, SA-H, CU-H, MOD

NAME: _____

MAILING ADDRESS: _____ CITY / STATE / ZIP: _____

TELEPHONE NO.: _____



NOTICE OF COMPLETE APPLICATION: December 30, 2014

PROJECT CONTACT PERSON: Raymond Gamo / Stricker Cato Murphy Architects, P.S. /
311 1st Ave S, Ste 300 / Seattle, WA 98104 / 206-324-4800 ext. 10 /
raymondg@scm-arch.com

Permits/Review Requested: Environmental (SEPA) Review, Hearing Examiner Site Plan Review,
Hearing Examiner Conditional Use Permit, and Refuse and Recycling
Modification

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

Requested Studies: Drainage Report, Geotechnical Report, Landscape Analysis, Traffic
Study, Preliminary Technical Information Report, and Wetland
Delineation and Fish and Wildlife Habitat Assessment 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

PUBLIC HEARING: Public hearing is tentatively scheduled for February 17, 2015 before the
Renton Hearing Examiner in Renton Council Chambers at 10:00 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 (CC)** 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;**
4-3-050; 4-3-100; 4-4; 4-6-060; 4-9-030 and other applicable codes and
regulations as appropriate.

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.

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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 Wetland Delineation and Fish and Wildlife Habitat Assessment Report, prepared by prepared by Soundview Consultants LLC, dated September 4, 2014.*
- *The applicant shall comply with the recommendations included in the Preliminary Technical Information Report, prepared by Barghausen Consulting Engineers, Inc., dated December 9, 2014.*

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on January 13, 2015. This matter is also tentatively scheduled for a public hearing on February 17, 2015, at 10:00 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: Clark H. Close, Associate Planner; Tel: (425) 430-7289;
Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

