



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: January 20, 2015

LAND USE NUMBER: LUA15-000021, ECF, SA-A

PROJECT NAME: Kiddie Academy of Renton

PROJECT DESCRIPTION: The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan Review for a two-story building at the vacant property 353 Bremerton Ave NE within the Commercial Arterial (CA) zone. The site is approximately 31,243 sf in area and the proposed building would contain 12,548 sf of commercial space split between the two floors for the development of a child day care center. Approximately 170 children would be served by the daycare. Associated site improvements include a children's play area, additional vehicle parking, and landscaping. Vehicle access to the site is already established and provided from both NE 4th St and Bremerton Ave NE. Right-of-way dedication is not required and existing street improvements along Bremerton Ave NE would be retained as they currently exist. Documents submitted for review include environmental checklist, traffic study, geotechnical and drainage reports, and parking, landscape, and design district analysis. The site is within the City Aquifer Protection Area.

PROJECT LOCATION: 353 Bremerton Ave NE

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: January 15, 2015

NOTICE OF COMPLETE APPLICATION: January 20, 2015

APPLICANT/PROJECT CONTACT PERSON: Paul Franks, Paul Franks Architecture/14711 NE 29th Pl, Ste 118/Bellevue, WA 98007/425-803-0792/paulfranks@frontier.com

Permits/Review Requested: Environmental (SEPA) Review, Administrative Site Plan Review

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

Requested Studies: Drainage Report, Geotechnical Report, Traffic Analysis, Parking and Landscaping Analysis, and Design District D Analysis.

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.: Kiddie Academy of Renton/LUA15-000021, ECF, SA-A

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

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, **Renton Municipal Code Sections 4-2-120A; 4-3-100; 4-4-070; 4-4-080; 4-4-130; 4-4-090; 4-6-060; 4-7-060; 4-9-070; 4-9-200; and 4-9-250** 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.

- *Follow geotechnical report recommendations including temporary and permanent erosion control measures.*
- *Any fill brought to the site would need a fill source statement as the area is within the Renton Aquifer Protection Area.*

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 February 3, 2015**. 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: Kris Sorensen, Associate Planner; Tel: (425) 430-6593; Eml: ksorensen@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

