



## **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:** May 1, 2015

**LAND USE NUMBER:** LUA15-000280, ECF, SA-M, S-A, MOD, VAR

**PROJECT NAME:** Residence Inn by Marriott

**PROJECT DESCRIPTION:** The applicant is requesting Master Site Plan Review, Site Plan Review, Environmental Review, two Variances, and one Exception through Modification in order to construct a 146 guest room hotel and structured parking area. The subject property is located on the east side of Lake Washington Blvd N just north of Houser Way N at 1100 Lake Washington Blvd N. The project site totals 124,691 square feet (2.86 acres) and is located within the Urban Center North - 2 (UC-N2) zone. The proposed 124,330 square foot hotel would be 5 stories in height (75' above grade) including the parking structure. A total of 147 parking stalls would be provided in a two-level parking garage and parking deck near the northern portion of the site. Access is proposed via Lake Washington Blvd N. The site contains critical and sensitive slopes and high erosion hazards. The applicant is proposing to retain 11 of the 60 trees within the 1.17 developable acres of the site. The existing site is used as temporary overflow employee parking from Gene Coulon Memorial Beach Park. The estimated earth work quantities are 17,800 cubic yards of cut and 1,000 cubic yards of structural fill. The project will include a water quality detention vault at the project entrance and approximately 8 feet of right-of-way dedication along Lake Washington Blvd N. The applicant is requesting Exception through Modification for right-of-way improvements along the south property for a distance of approximately 100 feet and a reduction in the parking ratio that would exclude parking for the employees. In addition the applicant is requesting a variance from RMC 4-3-050 in order to construct within the critical slopes onsite and from RMC 4-2-120E in order to exceed the maximum front yard setback of five feet. The applicant has submitted an Arborist Report, Critical Areas Exhibit, Geotechnical Engineering Study, Traffic Study, and a Preliminary Technical Information Report with the application.

**PROJECT LOCATION:** 1100 Lake Washington Blvd N (APNs 3344500006 and 0823059056)

**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:** April 27, 2015

**NOTICE OF COMPLETE APPLICATION:** May 1, 2015

**APPLICANT/PROJECT CONTACT PERSON:** Kurt Jensen / Yezi Han/ Jensen|Fey Architects / 7730 Leary Way NE / Redmond, WA 98052 / 206-660-2528

**Permits/Review Requested:** Environmental (SEPA) Review, Master Plan Approval, Variance, Modification, Hearing Examiner Site Plan Review

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

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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.: Residence Inn by Marriott/LUA15-000280, ECF, SA-M, S-A, MOD, VAR

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_

**Requested Studies:** Arborist Report, Drainage Report, Geotechnical Report, Traffic Impact Study, and Critical Areas Impacts

**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 **July 14, 2015** 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 **Urban Center North (COMP UC-N)**, and **DESIGN DISTRICT 'C'** on the City of Renton Comprehensive Land Use Map and **UC-N2** 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 4-2-120E** 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.

- *Compliance with the provided Geotechnical Report.*
- *Compliance with the provided Transportation Report.*

**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 May 15, 2015. This matter is also tentatively scheduled for a public hearing on July 14, 2015, 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: Clark H. Close, Associate Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov**

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION**

