



## NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)

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 21, 2017

**LAND USE NUMBER:** LUA17-000594, SA-H, ECF

**PROJECT NAME:** Sunset Mixed-Use

**PROJECT DESCRIPTION:** The applicant is requesting Hearing Examiner Site Plan Review and Environmental (SEPA) review for the construction of a 54,260 square foot mixed use building. The proposed building would include 35 apartment units over approximately 4,720 square feet of office/retail space as well as two levels of parking. The proposed building would include a total of 45 parking spaces and would have a height of 60 feet and 5 stories. The project site is triangular in shape and totals 22,662 square feet in area and is located within the CV (Center Village) zone and Urban Design District D. The lower level parking garage would be accessed off of NE Sunset Blvd and the upper level parking garage would be accessed off of Monroe Avenue NE. The project site is located within a Wellhead Protection Area, Zone 2 and contains Sensitive Slopes (slopes with grades between 25 and 40 percent). The applicant will also be requesting a fee waiver and the Multi-Family housing tax exemption.

**PROJECT LOCATION:** 1409 Monroe Avenue NE Renton

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS):** 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 process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance. 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.

**PERMIT APPLICATION DATE:** September 9, 2017

**NOTICE OF COMPLETE APPLICATION:** September 21, 2017

**APPLICANT/PROJECT CONTACT PERSON:** Jeremy Rene / Rene Architecture, 615 SW 153rd Street Burien, WA 98166

**Permits/Review Requested:** Environmental (SEPA) Review, Hearing Examiner Site Plan Review

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

**Requested Studies:** Drainage Report, Geotechnical Report, Traffic Impact Statement/Traffic Study

**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

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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.: Sunset Mixed-Use, LUA17-000594, SA-H, ECF

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

MAILING ADDRESS: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

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

**PUBLIC HEARING:**

Public hearing is tentatively scheduled for **November 28, 2017** before the Renton Hearing Examiner in Renton Council Chambers at 12:00 PM 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 Mixed-Use** on the City of Renton Comprehensive Land Use Map and **Center Village and Urban Design District D** 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** and other applicable codes and regulations as appropriate.

**Proposed Mitigation Measures:**

None are recommended at this time.

**Comments on the above application must be submitted in writing to Jill Ding, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on October 5, 2017. This matter is also tentatively scheduled for a public hearing on November 28, 2017, at 12:00 PM, 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: Jill Ding, Senior Planner; Tel: (425) 430-6598; Eml: [jdining@rentonwa.gov](mailto:jdining@rentonwa.gov)**



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