



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: October 5, 2017

LAND USE NUMBER: LUA17-000627, ECF, CU-H, MOD

PROJECT NAME: King County AFIS Lab

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Conditional Use Permit approval, Environmental (SEPA) Review, and a Street Modification for 15,585 square feet of tenant improvements and a 3,065 square foot addition to an existing 74,915 square foot 3-story office building for the relocation of the King County Regional Automated Fingerprint Identification System (AFIS) Lab and the Sheriff's Department Photography Lab onto the project site. This project will provide tenant space to securely and safely manage, examine and process evidence. The Lab does not employ or expel hazardous materials in significant quantities. In addition to lab space, tenant improvements will provide conference rooms and facilities for training lab examiners and law enforcement personnel. A break out area, break room, and secure long term archival evidence storage is also accommodated. A single story, 3,065 square foot, addition is proposed to provide secure space for the processing of vehicles and oversized evidence that cannot be processed in the principal lab. The project site totals 214,079 square feet and is zoned Commercial Office (CO). A flood hazard is mapped on the southwest corner of the project site and the 200-foot Springbrook Creek Shoreline jurisdiction falls over the western portion of the project site. No work is proposed within the critical areas. Access is proposed to remain via existing curbcuts off of Oaksdale Avenue NE. A street modification request was submitted to allow the existing frontage improvements to remain.

PROJECT LOCATION: 900 Oaksdale Ave SW Renton, WA 98057 / APN 9188000146

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (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 (DNS). 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 21, 2017

NOTICE OF COMPLETE APPLICATION: October 5, 2017

APPLICANT/PROJECT CONTACT PERSON: Chris Carlson / Buffalo Design / (206) 467-6306 / chris@buffalodesign.com

Permits/Review Requested: Environmental (SEPA) Review, Hearing Examiner Conditional Use Permit, Street Modification

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

Requested Studies: Drainage Report, Geotechnical Report

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.: King County AFIS Lab/LUA17-000627, ECF, CU-H, MOD

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

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 **December 12, 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 **Employment Area (EA)** on the City of Renton Comprehensive Land Use Map and **Commercial Office (CO)** 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 4-2-120** and other applicable codes and regulations as appropriate.

Comments on the above application must be submitted in writing to **Jill Ding, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on October 19, 2017**. This matter is also tentatively scheduled for a public hearing on **December 12, 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: jdjing@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

