



## 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:** May 5, 2017

**LAND USE NUMBER:** LUA17, 000237, ECF PPUD, HEX

**PROJECT NAME:** VIA 405 Apartments

**PROJECT DESCRIPTION:** The applicant is requesting a Preliminary Planned Urban Development (PUD) land use decision and a threshold determination under the State Environmental Policy Act (SEPA) for the construction of 270 multi-family dwelling units and associated improvements. The 2.6 acre site is located within the Commercial Office (CO) zoning classification and Commercial Mixed Use (CMU) land use designation. The existing movie theater building will be removed.

Proposed structural improvements include a new eight (8) story 289,300 square foot building with parking located on portions of the first two (2) floors and dwelling units and amenity areas located on the upper six (6) floors. The net density of the completed project would result in 141 dwelling units per acre. Initial ground level uses along the north façade include amenity space, residential lobby, and the building's leasing office. Exterior improvements include a plaza and active recreation space abutting the northeast portion of the building, pedestrian pathway link to the Metro Park and Ride on S. Grady Way, landscaping, and stormwater improvements. Access to the site includes driveway easements connecting to S. Grady Way and S. Renton Village Pl.

Critical Areas identified on City maps include Flood Hazard, Seismic Hazard, Regulated Slopes, and a Non-Fish Perennial (Np) stream. A stream buffer determination as it relates to nonregulated sites separated from critical areas by pre-existing substantial improvements will also be a component of the PUD application. The applicant has identified 63 significant trees onsite and proposes to retain 32 trees abutting the stream and two (2) trees outside of the stream vicinity. The following reports have been submitted with the land use application: Preliminary Technical Information Report, Arborist Report, Critical Areas Assessment, and Geotechnical Report.

**PROJECT LOCATION:** 25 S. Grady Way, Renton, WA 98057-2500

**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:** April 21, 2017

**NOTICE OF COMPLETE APPLICATION:** May 5, 2017

**APPLICANT/PROJECT CONTACT PERSON:** Michael Sandorffy/Parkway Capital, Inc., 520 Pike St, Suite 1500, Seattle, WA 98101-1385/206-682-6868 x14/michaels@msandorffy.com  
Craig Koepler/Parkway Capital, Inc., 520 Pike St, Suite 1500, Seattle, WA 98101-1385/206-682-6868 x14

**Permits/Review Requested:** Environmental (SEPA) Review

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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.

File Name: VIA 405 Apartments /File No: LUA17-000237, ECF PPUD, HEX

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

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

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

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

**Requested Studies:** Preliminary Technical Information Report, Arborist Report, Critical Areas Assessment, and Geotechnical 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

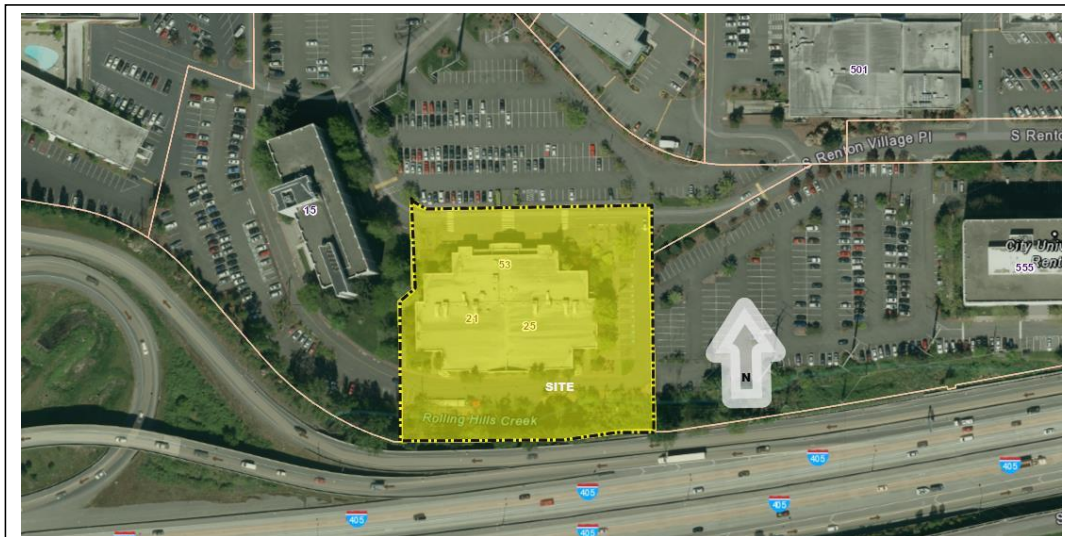
**PUBLIC HEARING:** Public hearing is tentatively scheduled for July 18, 2017 at 11:00 A.M. before the Renton Hearing Examiner in the Renton Council Chambers on the 7th floor of Renton City Hall located at 1055 South Grady Way.

**CONSISTENCY OVERVIEW:**  
**Zoning/Land Use:** The subject site is designated Commercial Office (CO) zoning classification and Commercial Mixed Use (CMU) land use designation on the City of Renton Comprehensive Land Use Map.

**Comments on the above application must be submitted in writing to Matt Herrera, Senior Planner CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on May 19, 2017.** 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.

**CONTACT PERSON:** Matt Herrera, Senior Planner  
**Tel:** (425) 430-6593; **Email:** MHerrera@RentonWA.gov

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



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1055 South Grady Way, Renton, WA 98057 • rentonwa.gov  
 TELEPHONE NO.: \_\_\_\_\_