



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: December 20, 2016

LAND USE NUMBER: LUA16-000938, ECF, BSP, SA-H, MOD, MOD

PROJECT NAME: VMC Medical Office Building & North Garage Expansion

PROJECT DESCRIPTION: The applicant is requesting Binding Site Plan Amendment, Hearing Examiner Site Plan, Environmental (SEPA) review, a street modification, and a parking modification to construct a 5-story 160,000 square foot medical office building and a 7-floor 1,136 stall parking garage expansion at UW Valley Medical Center. Both structures would be constructed over surface parking along the north side of the hospital campus located at 400 S 43rd St. The medical office building includes an underground tunnel connection to the main hospital, a pedestrian bridge to the garage, and the garage expansion includes a staff vehicular access ramp from to the upper floors from Talbot Rd S. The hospital site is approximately 5.7 acres (247,967 sf) and includes several existing lots and one tract. The project is located within the Commercial & Mixed Use (CMU) land use designation and the Commercial Office (CO) zone and includes a Type F stream, high erosion hazards, moderate landslide hazards, regulated slopes, and wetlands. Construction is estimated to begin April 2017. The proposal includes an underground detention vault. The project would be built in two (2) phases, the garage expansion followed by the medical office building.

PROJECT LOCATION: 400 S 43rd St, Renton, WA 98055 (Main Hospital Campus)

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: December 12, 2016

NOTICE OF COMPLETE APPLICATION: December 20, 2016

APPLICANT/PROJECT CONTACT PERSON: **Melanie Gutierrez, NBBJ / 223 Yale Ave N / Seattle, WA 98109 / (206) 515-4690 / mgutierrez@NBBJ.com**

Permits/Review Requested: Binding Site Plan Amendment, Hearing Examiner Site Plan, Environmental (SEPA) review, Street Modification, and Parking Modification

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

Requested Studies: **Arborist Report, Biological Assessment/Critical Areas Study, Preliminary Technical Information Reports, Traffic Impact Analysis, Parking Planning Study, and Geotechnical Engineering Studies**

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.: VMC Medical Office Building & North Garage Expansion / LUA16-000938, ECF, BSP, SA-H, MOD, 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 **February 21, 2017** 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 has a designation of **Commercial & Mixed Use (CMU)** on the 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 4-2-120B; 4-4; 4-6-060; 4-7; 4-9** 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.

- ***Project construction shall be required to comply with the recommendations found in the Geotechnical Studies completed by GeoEngineers Inc. for the Medical Office Building (dated September 16, 2016) and the Geotechnical Study for the Parking Garage Expansion (dated August 2, 2016) or updated reports submitted at a later date.***

Comments on the above application must be submitted in writing to Clark H. Close, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on January 3, 2017. This matter is also tentatively scheduled for a public hearing on February 21, 2017, 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, Senior Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

