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: August 8, 2014

LAND USE NUMBER: LUA14-000997, ECF, MOD, SA-H

PROJECT NAME: Renton Technical College Automotive Complex Renovation

PROJECT DESCRIPTION: The applicant Renton Technical College, is requesting Site Plan and Environmental Review for the renovation of three existing buildings referred to as buildings K1, K2, and K4 (totaling 45,850 sf) and replacement of the K3 building (17,600 sf), all single story structures within the Automotive Complex area of the college campus. The new K4 building would house shops, classrooms, auto parts and tools department, and administration spaces. The 145,200 sf site is in the Industrial Light zone with adjacent residential zoning. Vehicle access would stay the same to campus and pedestrian access through the renovation area would add a north-south corridor through building K1. Landscaping, site furnishings and bicycle racks would be added around the K buildings. Excavation would be 20,000 sf for the new building area and approximately 2,600 sf for a new entry for K1, utilities, and display and landscape areas. The applicant requests three modifications for parking, street frontage improvements, and refuse and recycling areas. Documents submitted include environmental checklist, traffic study, and geotechnical and drainage reports.

PROJECT LOCATION: 3000 NE 4th St (Building K Complex)

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: July 28, 2014

NOTICE OF COMPLETE APPLICATION: August 8, 2014

APPLICANT/PROJECT CONTACT PERSON: **Matt Lane, McGranahan Architects/2111 Pacific Ave. Ste. 100/Tacoma, WA 98402/253-383-3084/matt.lane@mcgranahan.com**

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

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

Requested Studies: **Traffic Impact Statement, Drainage Report, 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**

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.: Renton Technical College Automotive Complex Renovation/LUA14-000997, ECF, MOD, SA-H

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

PUBLIC HEARING: Public hearing is tentatively scheduled for **October 7, 2014** before the Renton Hearing Examiner in Renton Council Chambers at 10:00 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 Commercial Corridor (CC) on the City of Renton Comprehensive Land Use Map and Light Industrial (IL), 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 4-2-130A; 4-4-070; 4-4-080; 4-4-130; 4-9-070; 4-9-200 and other applicable codes and regulations as appropriate.

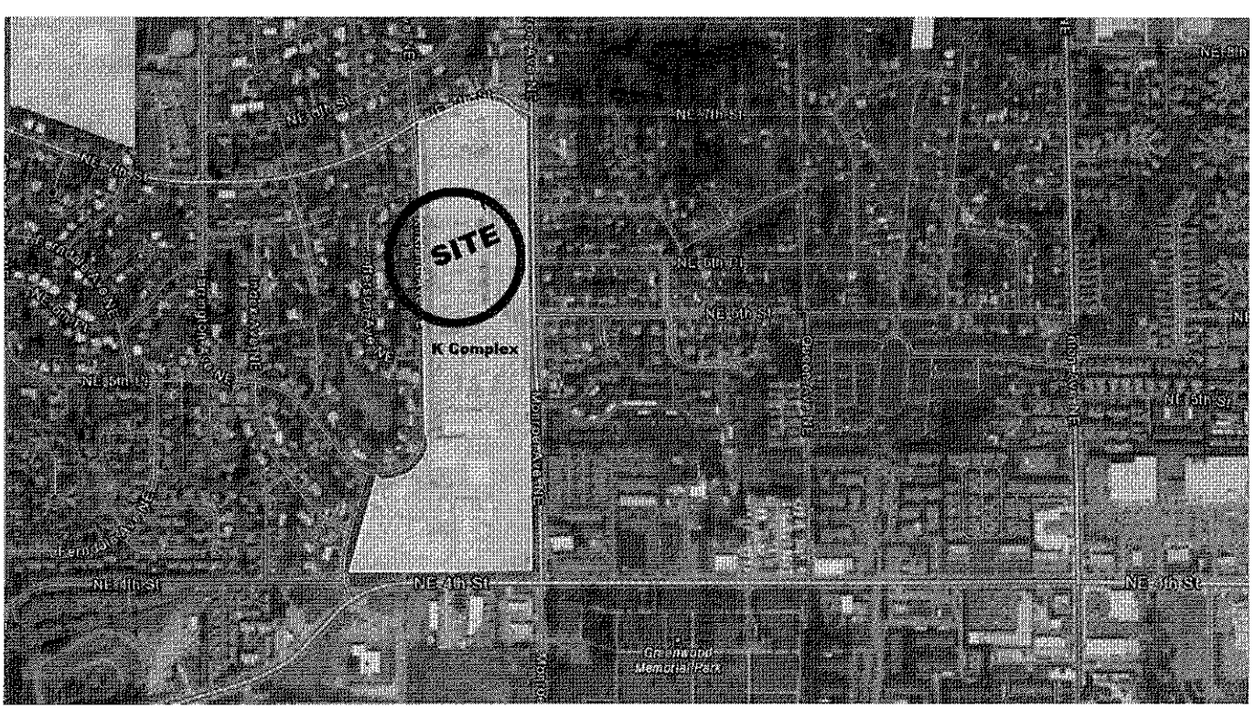
Proposed Mitigation Measures: The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- Follow recommendations of geotechnical report including erosion control.

Comments on the above application must be submitted in writing to Kris Sorensen, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on August 22, 2014. This matter is also tentatively scheduled for a public hearing on October 7, 2014, at 10:00 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: Kris Sorensen, Associate Planner; Tel: (425) 430-6593; Eml: ksorensen@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



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City of Renton