

NOTICE OF APPLICATION

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: June 21, 2017
LAND USE NUMBER: LUA17-000390, ECF, PP, PPUD
PROJECT NAME: Earlington Townhomes

PROJECT DESCRIPTION: The applicant is requesting a Preliminary Planned Urban Development, Preliminary Plat and Environmental (SEPA) Review for the construction of 60 attached single-family townhomes. The 4.16-acre irregularly shaped site is located at 8074 S 132nd St (APN's 214480-0487, -0488, -0500, -0285, and -0295) in the Residential-14 zoning district. The residential density of the project with bonus density is 18 dwelling units per net acre. Access to the townhomes would be from S 132nd St. The site includes slopes down to the south with moderate inclinations and overall vertical relief of roughly 70 feet. The site plan would take advantage of the sloping topography. The garages would be accessed via private alleys and all of the townhomes would be alley-loaded. The soils consist of sand with silt and gravel fill and native soils indicative of Vashon Recessional Outwash (Qvr) and Lodgement Till (Qvt). Preliminary estimates of cut and fill include 15,000 cubic yards and 3,600 cubic yards, respectively. The site contains greenhouses, a shop, a utility building and a single family detached home, landscaping, gravel driveways, and parking areas. All of the existing structures would be demolished as part of the proposed project. No wetlands or streams are located on the property. There is a small drainage that runs east-west and is approximately 175 feet south from the southwest corner of the subject property and approximately 350 feet from the southeast corner. The developed site would continue to drain to the south to S 132nd St and into the existing public stormwater drainage system, which is a natural discharge location for the site. The site is located in the West Lake Washington drainage basin and stormwater would be met with a stormwater detention vault followed by a media filter vault with Level 2 Flow Control standards. The site contains 57 significant trees, all of which are proposed to be removed. The project would replant a minimum of 69 replacement trees at 2 caliper inches each to comply with the 20% tree retention requirement. Construction is estimated to begin in May 2018 and end one year later.

PROJECT LOCATION: 8074 S 132nd St, Renton, WA 98178

DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): On May 8, 2017, the City of Renton Environmental Review Committee (ERC) determined that the proposed action has probable significant impacts that can be mitigated through mitigation measures. The project SEPA appeal period ended on May 26, 2017.

PERMIT APPLICATION DATE: June 14, 2017

NOTICE OF COMPLETE APPLICATION: June 21, 2017

APPLICANT: Jordan Salisbury, Blue Fern Development, LLC / 11232 120th Ave NE, Ste 204, Kirkland, WA 98033 / jordan@bluefern.com / 425-629-3854

PROJECT CONTACT PERSON: Evan Mann, ESM Consulting Engineers / 33400 8th Ave S, Ste 205, Federal Way, WA 98003 / evan.mann@esmcivil.com / 253-838-6113

Permits/Review Requested: Environmental (SEPA) Review, Preliminary Planned Urban Development and Preliminary Plat

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

Requested Studies: Preliminary Technical Information Report, Traffic Impact Analysis, Arborist Report, Wetland and Stream Reconnaissance, and Geotechnical Engineering 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.: Earlington Townhomes / LUA17-000390, ECF, PP, PUD

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 **July 25, 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 has a designation of **Residential High Density (RHD)** Comprehensive Land Use Map and **Residential-14 (R-14)** 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 4-2-110A; 4-4; 4-6-060; and 4-9** and other applicable codes and regulations as appropriate.

Proposed Mitigation Measures:

The following SEPA mitigation measures were imposed on the initial Earlington Townhomes project (LUA17-000169). These mitigation measures addressed project impacts not covered by existing codes and regulations as cited above.

1. The project earthwork shall be limited to seasonally drier periods (typically April 1 to October 31) in accordance with the geotechnical recommendation made by Associated Earth Sciences, Inc.
2. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Feasibility Report completed by Associated Earth Sciences, Inc. (dated January 18, 2017) or an updated report submitted at a later date.
3. The applicant and/or developer shall install driveway aprons in accordance with the City of Renton Standard Plans 104.2 and 104.3 in order to distinguish the public access road (Road A) from the private alleys (Alleys A-E).

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 July 5, 2017. This matter is also tentatively scheduled for a public hearing on July 25, 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: Clark H. Close, Senior Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



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City of
Renton

