



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: September 27, 2017

LAND USE NUMBER: LUA17-000606, ECF, CU-A

PROJECT NAME: Interstate Hood Company

PROJECT DESCRIPTION: The applicant is requesting Administrative Conditional Use Permit approval and Environmental (SEPA) Review for the proposed Interstate Hood Company change of use and tenant improvement. The project site is located within the Center Downtown (CD) zone and is within Urban Design District A. Currently, the existing is occupied with Office, Warehouse, and Residential (apartments) units. The proposal includes the maintenance of the existing office with the modification of approximately 700 SF into a retail showroom for hood displays. The existing warehouse portion of the building would be used for storage and light industrial. No change is proposed to the existing 6 residential apartment units on the second story. The project site consists of four parcels with existing buildings (built between 1909 – 1977) which have been combined over the years into one large 13,910 SF building. The proposal includes tenant improvements, which would include the retail showroom as well as exterior improvements to the existing building. The building is currently mostly solid CMU with varying roof heights. The proposal seeks to break-up the feeling of a large singular mass that the building currently exhibits through paint and materials and increase visibility into the building with the addition of storefront windows. The storefront is proposed at the corner of Wells Avenue South and South 4th Street, with an additional office lobby on S 4th St, providing two public entrances into the project and improving the feeling of openness along the sidewalk. A mural with added planters is proposed along Wells Ave S. The proposed project does not change the footprint or existing site conditions. Access will remain as-is with apartment and employee parking off the alley, and customer parking on the street.

PROJECT LOCATION: 339 Wells Avenue Renton, WA 98057 / Parcel ID 7231501735

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 14, 2017

NOTICE OF COMPLETE APPLICATION: September 27, 2017

APPLICANT/PROJECT CONTACT PERSON: (Josh) Brian Losh, Owner, 2110 Western Ave, Ewing & Clark Seattle, WA 98121

Permits/Review Requested: Environmental (SEPA) Review, CU-A

Other Permits which may be required: Building Permit, Sign Permit

Requested Studies: Traffic Impact Study

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.: Interstate Hood Company/LUA17-000606, ECF, CU-A

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

CONSISTENCY OVERVIEW:

Zoning/Land Use:

The subject site is designated Commercial on the City of Renton Comprehensive Land Use Map and Center Downtown Zone within Urban Design District A 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, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on October 11, 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. A copy of the subsequent threshold determination is available upon request.

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

