



## 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 7, 2015

**LAND USE NUMBER:** LUA15-000582

**PROJECT NAME:** Renton Aerospace Training Center

**PROJECT DESCRIPTION:** The applicant is requesting Administrative Site Plan Review, Environmental (SEPA) Review, a street modification, and a front yard setback variance for the construction of a new 22,300 square foot, two story, Aerospace Training facility. The subject property is located on the east side of Rainier Ave S just north of Airport Way at 300 Rainier Ave. The project work area totals 30,151 square feet and is zoned Medium Industrial (IM). The site currently contains the former Renton Chamber of Commerce building which is proposed for removal. There are two primary access points on Rainier Ave which are proposed to remain as is. The applicant is proposing to retain the existing 41 parking stalls on site to serve the proposed use. The applicant is requesting a street modification from RMC 4-6-060 in order to eliminate the improvements required along Rainier Ave S. The applicant is also proposing a variance from RMC 4-2-130 in order to reduce the required 20-foot front yard setback down to 0-feet at the closest point. There are critical slopes located on the western portion of the site. The applicant has submitted a Drainage Report, Traffic Impact Analysis, Parking Analysis, and Geotechnical Engineering study with the subject application.

**PROJECT LOCATION:** 300 Rainier Avenue N

**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:** August 4, 2015

**NOTICE OF COMPLETE APPLICATION:** August 7, 2015

**APPLICANT/PROJECT CONTACT PERSON:** Jonathan Wilson/City of Renton Airport/616 Perimeter Rd, Unit A/Renton, WA 98057/425-430-7477

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

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

**Requested Studies:** Drainage Report, Geotechnical Report, Parking Analysis, Traffic Impact Statement

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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.

Name/File No.: Renton Aerospace Training Center/LUA15-000582, ECF, SA-A, V-A, 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**

**CONSISTENCY OVERVIEW:  
Zoning/Land Use:**

The subject site is designated **Employment Area Industrial (EAI)** on the City of Renton Comprehensive Land Use Map and **Medium Industrial (I-M)** 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 RMC 4-2-130, 4-3, 4-4, 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.

- The applicant shall comply with the recommendations included in the geotechnical report.

**Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on August 21, 2015** 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: Rocale Timmons, Senior Planner; Tel: (425) 430-7219; Eml: rtimmons@rentonwa.gov**

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

