



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 28, 2015

LAND USE NUMBER: LUA15-000864, ECF, CU-A, SA-H, MOD

PROJECT NAME: Highland Reservoir & Emergency Generator Replacement

PROJECT DESCRIPTION: The applicant, the City of Renton, is requesting Environmental (SEPA) Review, Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit Review, and a Modification to street improvements for development at the Highlands Reservoir facility located at 3410 NE 12th St. The 204,555 square foot property is located in the Residential 10 (R-10) zone. The site would continue to be used as part of the City's public drinking water utility and for public and private telecommunications. The proposed on-site improvements are the construction of a 6.3 million-gallon reinforced concrete partially buried water storage tank, replacement of the emergency generator, utilities improvements, and relocation of existing telecommunication equipment. Other associated on-site improvements include tree removal, new landscaping and trees, and a new vehicular access road to the new tank. Off-site improvements within the NE 12th St right-of-way include a connection to a wastewater interceptor manhole at NE 12th and NE Sunset Blvd, installation of 3,150 linear feet of new 24-inch diameter ductile iron water main from the site to the intersection of NE 12th Street and Edmonds Ave NE, and frontage improvements. The proposed on-site and off-site improvements would occur in two parts. The first part would be generator replacement, telecommunication facilities relocation, fence replacement, and planting of trees on the inside of the fence along NE 12th Street. The second part would be the construction of the new water storage tank and all project elements not part of the first phase. The subject project is part of an overall multi-phased plan for the site. Future phases beyond the subject proposal require separate land use approvals and consist of demolition of existing reservoirs, construction of a new water storage tank, and replacement of the existing elevated water storage tank. Existing access to the site is through two driveways from NE 12th St. The site is located within the Wellhead Protection Area zone. Man-made slopes surround the existing storage tanks. The project would excavate and export 20,000 cubic yards of soils and import 3,000 cubic yards. Retention of 17 trees is proposed and new landscaping and trees are proposed around the site for screening and in planter strips in the right-of-way. Improvements for NE 12th St are for a wider 91-foot right-of-way, 4 lanes of traffic, and 8-foot sidewalks. The applicant requests a street modification from the RMC 4-6-060 standards to reduce the width of the street, reduce right-of-way dedication, and provide a different street design. The applicant proposes 2 feet of right-of-way dedication along the project side of NE 12th St and new curb and gutter, 5-foot bike lane, 8-foot planting strip, and 5-foot sidewalk. Documents submitted include environmental checklist, traffic study, arborist, geotechnical, and drainage reports. The total project value is estimated at \$13,981,000.

PROJECT LOCATION: 3410 NE 12th St

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 14, 2015

NOTICE OF COMPLETE APPLICATION: December 28, 2015

APPLICANT/PROJECT CONTACT PERSON: J.D. Wilson, City of Renton/1055 S Grady Way/Renton, WA 98057

Permits/Review Requested: Environmental (SEPA) Review, Conditional Use, Site Plan Review, Modification

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

Requested Studies: Arborist, Drainage, & Geotechnical Report, Landscape Analysis

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 **March 8, 2016** before the Renton Hearing Examiner in Renton Council Chambers at 11:00am on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW

Zoning/Land Use: The subject site is designated **COMP-RHD** on the City of Renton Comprehensive Land Use Map and **R-10** on the City’s Zoning Map.

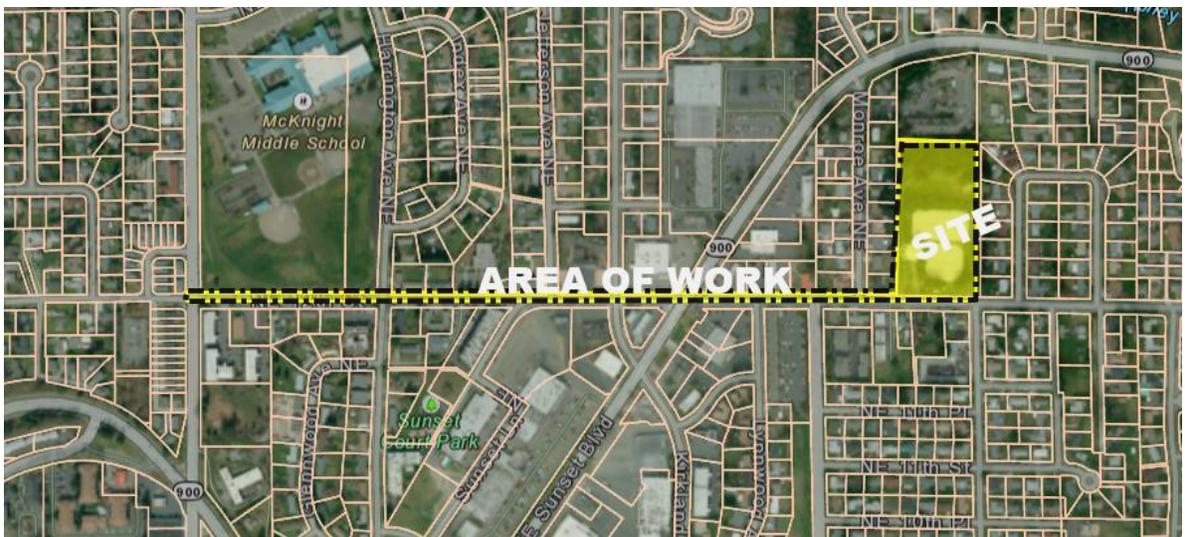
Environmental Documents that Evaluate the Proposed Project: Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation: The project will be subject to the City’s SEPA ordinance, **RMC 4-2-110; 4-3-050; 4-4-060; 4-4-070; 4-4-080; 4-4-095; 4-4-130; 4-4-140; 4-6-060; 4-6-090; 4-9-030; 4-9-070; 4-9-080; 4-9-200; and 4-9-250** 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 geotechnical report recommendations**

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 January 12, 2016. This matter is also tentatively scheduled for a public hearing on March 8, 2016, 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.



PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

CONTACT PERSON: Kris Sorensen, Associate Planner; Tel: (425) 430-6593; Eml: ksorensen@rentonwa.gov