



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: August 7, 2014

PROJECT NAME/NUMBER: Whitman Court Phase One Final PUD / LUA14-001044, FPUD

PROJECT DESCRIPTION: The applicant is requesting a Final Planned Urban Development for the first of two phases of the Whitman Court PUD (LUA14-000295). The City's Hearing Examiner approved the Preliminary Planned Urban Development on June 11, 2014 subject to 40 conditions of approval. The first phase includes the construction of 20 (of the approved 40) zero lot line townhomes and the 2,657 square foot commercial bank on the 41st lot. The vacant 5.12 acre site is located within the Commercial Arterial (CA) zoning classification and the Commercial Corridor (CC) land use designation. The subject site is located on the southwest corner of the intersection of NE 4th St and Whitman Ct NE. Phase 1 would be comprised of 4 (of 8 total) multi-family residential structures resulting in a density of 11.4 du/ac and one commercial building. The commercial lot would be accessed from NE 4th St with remaining residential development gaining access from the existing portion, and proposed extension, of Whitman Ct NE. There is a Category 2 wetland located on the western portion of the site. The approved PPUD was used to vary street, setback, parking, and refuse and recycle standards. A subsequent Administrative Private Open Space Modification was applied for and granted on July 2, 2014. The applicant has proposed to preserve the wetland onsite and provide buffer enhancement as part of the proposed PUD public benefit along with enhanced pedestrian and vehicular circulation, pedestrian amenities, and landscaping. Studies include a stormwater report, wetland enhancement plan, and a geotechnical report.

PROJECT LOCATION: 4425 NE 4th St and 351 Whitman Ct NE

PERMITS/REVIEW REQUESTED: Final Planned Urban Development

APPLICANT/PROJECT CONTACT PERSON: Eric LaBrie/ESM Consulting Engineers, LLC/33400 8th Ave S, Ste 205/Federal Way, WA 98003/253-838-6113/Eric.LaBrie@esmcivil.com

Comments on the above application must be submitted in writing to Rocale Timmons, Senior Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on August 21, 2014. 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 at (425) 430-7219. 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

DATE OF APPLICATION: JULY 30, 2014

NOTICE OF COMPLETE APPLICATION: AUGUST 6, 2014



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 South Grady Way, Renton, WA 98057.

File Name / No.: Whitman Court Phase One Final / LUA14-001044, FPUD

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____